PLANNING BOARD MEETING
300 WEST CROWELL STREET
MONROE, NORTH CAROLINA 28112
FEBRUARY 2, 2022 – 6:00 P.M.
AGENDA
www.monroenc.org

Item 1. Call to Order – Roll Call

Item 2. Approval of Minutes – Meeting of January 5, 2022

Item 3. Annexation of 67.376 acres located along Waxhaw Highway and further identified with Tax Parcel # 09-321-003

Item 4. Zoning Map and Text Amendment request for the property located along Waxhaw Highway to annex and rezone the property from RA-20 and RA-40 (Union County) to Conditional District (CD) "Waxhaw Landing Phase 3" and further identified as Tax Parcel # 09-321-003

Item 5. Other

Item 6. Next Meeting: March 2, 2022

Item 7. Adjournment

Attention Planning Board Members: Please contact Lisa Stiwinter at 704-282-4569 (lstiwinter@monroenc.org) to confirm your attendance. Thank you.

cc: Planning Staff
Ashley Britt
Mujeeb Shah-Khan

PLANNING BOARD MEETING

January 5, 2022 @ 6:00 PM
City Hall – Council Chambers
300 W. Crowell Street, Monroe, NC

To Sheri Laney on January 6, 2022
Scheduled for adoption at the February 2022 meeting

Item 1. Call to Order/Roll Call

Chair called the January 5, 2022 meeting to order at 6:00 p.m. Maryann Brown called the roll. Chair noted that a quorum was present.

Members Present: Richard Yercheck (Chair) , Jennifer Smith (Vice Chair), Richard Ali, Patrick Furr, Margaret Desio, Kenneth Deal, David Dotson and Archie Morgan

Members Absent: Renee Hartis

Staff Present: Doug Britt, Senior Planner; William Nance, Planning Technician; Megan Brightharp, Planner 1; Mujeeb Shah-Khan, City Attorney; and Maryann Brown, Administrative Assistant

Guests: See Attached Attendance List

Item 2. Approval of Minutes of Meetings

Motion: Archie Morgan made a motion to approve the minutes of the December 1, 2021 meeting.
Second: Jennifer Smith
Action: The motion to approve the minutes passed unanimously with the following votes:

AYES: Richard Yercheck, Jennifer Smith, Richard Ali, Patrick Furr, Margaret Desio, Kenneth Deal, David Dotson and Archie Morgan
NAYS: None

Item 3. Zoning Map and Text Amendment request for the property located off Oakland Drive to rezone the property from Conditional District (CD) "Sun Oaks" to Conditional District (CD) "Sun Oaks Amendment 1" and further identified as Tax Parcel #09-198-008

Doug Britt, Senior Planner, introduced this item and said he is presenting tonight a Zoning Map and Text Amendment request by BRD Land & Investment for the property located on Oakland Drive. He said the applicant is requesting a Conditional District to develop a 154-lot subdivision. He said the property is a total of 78.5 acres. He showed an aerial map of the property. He said Sunset Drive is located to the north of the property and the Beechwood Subdivision is located to the south.

Doug said the existing Conditional District of "Sun Oaks" was approved by Council for the development of 171 lots and then modified in 2007 to 154-lots. He said the project was divided into four (4) sections that range from empty nester lots to estate lots. He said 45 lots were 10,000 square feet and there were 40 lots at 20,000 square

feet. He said the empty nester houses ranged from 1,300 to 1,500 heated square feet with one (1)-car garages and the estate lots ranged from 2,500 heated square feet homes with two (2)-car garages.

Doug said the area to the north of the property is zoned R-MF (Residential Multi-Family) and R-20 (Residential –Low Density). He said areas to the west, east and south are also zoned R-20 (Residential-Low Density). He showed a site plan of the project.

Doug said the last project approved was for 154-lots. He said they will be keeping it at 154-lots. He said they will be modifying some of the lot sizes. He said the applicant is requesting a Conditional District to maintain the 154-lots that will include 29.9% or 23 acres of open space. He said the lot sizes will range from approximately 9,375 square feet to 43,000 square feet with an average of approximately 12,000 square feet. He said the developer is proposing the minimum lot width to be 75-feet for all the lots. He said the minimum heated square footage of the homes will be 1,600 square feet, excluding the garage. He said the total density of the project is 1.97 units per acre as it was in 2007 when it was last approved.

Doug said the setbacks for the project will be a 20-foot front setback, a five (5)-foot side setback, a ten (10)-foot corner setback and a ten (10)-foot rear setback. He said the developer is proposing to install five (5)-foot sidewalks on both sides of the internal streets as well as a sidewalk on Oakland Drive to Sunset Drive to provide connectivity to Monroe Middle School.

Doug said all single-family homes will be required to have sodded front yards and two (2) trees will be required to be planted in the front yard prior to the issuance of the Certificate of Occupancy. He said a 25-foot landscape buffer will be provided along the perimeter of the site, as well as the buffer along the back that is approximately 200 feet from the back of the rear lots that will provide a buffer for the existing subdivision to the south.

Doug said the developer will provide a 50-foot undisturbed stream buffer for all streams located on the site as required by the Ordinance.

Doug said the applicant will be required to provide stormwater management to treat stormwater runoff for the project. He said this will be evaluated and reviewed if the project is approved at the building permit stage.

Doug said the applicant is proposing that all streets are constructed to the City of Monroe standards and maintained by the City of Monroe. He said a Traffic Impact Study was completed and reviewed by both the City of Monroe Engineering Department and NCDOT. He said the required transportation improvements will be the installation of an east bound right turn lane on Sunset Drive to Oakland Drive. He said what was required for the project was to install a turn lane on Sunset Drive that will allow a right turn lane on Oakland Drive.

Doug said the amenities being offered for the project include walking trails, gazebos, benches and a playground area.

Doug said this project does fall within the East Elementary, Monroe Middle and Monroe High. He said East Elementary capacity is currently at 73%, Monroe Middle is 88% and Monroe High is 71% capacity. He said per Don Ogram of the Union County Public Schools, this development is not projected to have an adverse impact on enrollments at these schools.

Doug said the elevation materials for the project consist of brick, fiber cement, stone and stucco. He said the developer is proposing the front facades of all homes to be at least 25% brick or stone. He said vinyl and stucco will only be used for eaves, soffits, trim and windows. He said as stated before, the minimum heated square footage as proposed for the homes will be 1,600 square feet, excluding the garage. He said the homes constructed on slab foundations will have a minimum of four (4) courses of brick extending up the face of the slab.

Doug said all homes will be required to have two (2)-car garages with parking space in the driveway enough to accommodate two (2) additional cars.

Doug showed the proposed elevations that are in your packet. He said there are two (2) elevations that have been provided---one (1) ranch and one (1) 2-story home.

Doug showed a Land Development Plan map, which is a future Land Use map that shows that the area is within the Suburban classification. He said the Suburban classification allows a density of 2-4 units per acre. He said the proposed project, based on a density of 2-4 units per acre, is not consistent since it is at 1.97 units per acre. He said, however, staff does believe the project is a reasonable use and in the public interest because it provides a mix of lot sizes, as well as provides connectivity to adjacent neighborhoods.

Doug said the applicant did hold a neighborhood meeting on October 19, 2021. He said there were approximately five (5) individuals that attended this meeting in person and by Zoom.

Doug said staff does recommend approval of this project and he will be glad to answer any questions. He said the applicant is here with a presentation as well.

Vice Chair asked Doug if there was just one (1) access out of the development besides the church. Doug said the original project had two (2) access points to get out but this project has only one (1) way in and one (1) way out.

Chair asked Doug what would happen if this project is denied. Doug said if this project is denied, they would still have the project that was approved in 2007 which is a 154-lot subdivision with the empty nester lots and the estate lots. He said they will not lose what was already approved by Council. He said the only thing that they are asking for is to modify what has been approved. He said the modifications are modifying the lot sizes and modifying the home square footages. He said with the other project they had about six (6) acres of open space and this project has approximately 23 acres of open space. Therefore, he said there is a difference in lot sizes, square footages and increasing the open space. He said it is very similar to the other project because the lot count is exactly the same.

Archie Morgan said to Doug that he stated that the minimum square footage would be 1,600. He said on the staff report it states 1,300 for 45 empty nester lots. Doug said that was the last project that was approved.

Archie Morgan asked Doug to explain the setbacks. He said does 10 feet in the rear mean they will have a 10-foot backyard. Doug said people are not going to build the entire house to fit on their lot.

Archie Morgan asked Doug if we are looking at five (5) feet between the houses. Doug said yes, this is fairly customary.

Margaret asked Doug what NCDOT said about the one entrance and exit. Doug said since they do not have any other property frontage, you cannot make somebody buy additional property.

Archie Morgan said he happens to work in that area and at certain times of the day you are dead in the water if you try to go down Sunset with Monroe Middle and the people picking up their kids from school. Doug said that is probably the case in most schools. Mr. Morgan said if this is the case, why are you looking at dumping 300 cars out onto Sunset. He said at certain times of the day, there is nowhere to go. He said Sunset is busy anyway even without the car rider line. Doug said the applicant is asking for the same amount of lots, 154, as the last project. Chair said not all 300 cars will be going out at the same time.

Patrick Furr asked Doug if he was saying that in this particular case, there will be more open space. He asked if this was the only difference between this case and the 2007 case. Doug said there are three (3) things. He said there will be more open space. He said they are requesting to modify the square footage of the homes. He said on the submittal you have before you tonight the minimum square footage request has a minimum of 1,600 square feet. He said the third difference is that the lot sizes will be modified. He said you will have a range of lot sizes in this project from 9,375 square feet up to an acre, with an average of 12,000 square feet.

Margaret Desio asked Doug if we are going to do 154-lots with two (2) elevations. Doug said this is just an example. He said they will be able to speak about this better than he can. Ms. Desio said she would like to see the entire product that they will be building. Doug said if they do not have a builder yet that might not happen.

Chair asked if there were any other questions for Doug. There were none.

Chair asked if there was anyone who would like to speak for the project.

Mr. Matt Kirchner from Eagle Engineering came forward to give a presentation on the request. He said this is an amendment from the original Conditional District. He showed the proposed site plan. He said currently there is the one (1) road that is one of the layout design differences. He said with the old 154-lot subdivision, all the driveways went out to the road. He said with the new request, the road is like a boulevard. He said there will be a road with a buffer and sidewalks on both sides. He said it will not have any housing driveways on it. He said the previous plan had houses loading all the roads. He said this plan will have a main drive from Sunset all the way down to the bottom of the site. He said the old plan had every bit of the bottom as part of the lots. He said in working with the community on the new plan, we had 200 feet between what is going to be developed now to the existing subdivision in the back, as well as the updated stormwater requirements and ponds. He said anything that is going to be developed now will be based on the new UDO vs. the old ways of being approved.

Mr. Kirchner said the proposed amenities will be a fireplace, a gathering area, and park benches. He said it will still be a traditional subdivision so there will be kids there. He said there will be a play area and park. He said in working with the community, we put all of the amenities toward the front of the subdivision. He said it will be a more quiet area in the back.

Mr. Kirchner said as Doug stated, the offsite work is the same as previous, same density, and right turn lane into the site. He said there would be sidewalks on both sides; all the pavement will be redone. He said all roadways will be to current City standards.

Mr. Kirchner said he understands that this Board would like to see more elevations. He said he will submit more elevations to the City staff. He said they do not have a builder on this project yet. He said any elevations that you have will be attached to the Conditional District rezoning approval.

Mr. Kirchner said he is here to answer any questions.

Vice Chair asked Mr. Kirchner if the two (2) story houses are going to be interspersed. Mr. Kirchner said there is not one spot that is set up for single-story vs. two (2) story. He said it will be where an individual buys a lot.

Vice Chair asked for the price point. Mr. Kirchner said it would be $250,000 to $400,000. Vice Chair asked how much would the ranch-style houses cost? Mr. Kirchner said $250,000 is probably on the low-end of what you are going to see there. He said currently, in today's market, you are probably looking at $300,000.

Margaret Desio asked Mr. Kirchner about one of the streets on the site plan and if it was an alleyway. Mr. Kirchner said there are no alleyways on there.

Chair asked Mr. Kirchner if there will be grass (in the setback). Mr. Kirchner said yes, they are backyards. He said sheds or garages will have to be within the setback. He said the main house never takes up the full lot.

Patrick Furr asked Mr. Kirchner about the front entrance of the subdivision on Sunset. He asked if the front entrance will be irrigated and sodded. He asked if it was going to have a nice design going into the subdivision for curb appeal. Mr. Kirchner said there will be monument signs in the front. He said all the landscaped open space will have irrigation.

Patrick Furr said to Mr. Kirchner that he [Mr. Kirchner] has probably seen the differences in what Monroe used to do and what Monroe wants now. He asked Mr. Kirchner how is he going to compete with other projects that are going to be built that have a lot more amenities and curb appeal. Mr. Kirchner said there will be 154 homes and it will have more than most amenities you see in the area. He said there are subdivisions that do not have any amenities. He said once you are looking at the amenities, open spaces and trees, the HOA will have to maintain that. He said if a pool was to be added, the HOA will not be able to maintain it. He said the size of the project will determine the level of amenities that you will have. He said about 300 lots is the point of providing a pool.

Archie Morgan asked Mr. Kirchner if this subdivision will have an HOA. Mr. Kirchner said yes. He said all the common areas, stormwater ponds, and the fire pit will all be maintained by the HOA.

Archie Morgan said to Mr. Kirchner that behind this project is a neighborhood. He asked if they were still going to use that main drag through your subdivision. Mr. Kirchner said all of the roads will be City of Monroe roads. He said what they did, instead of everyone having to drive through with a whole bunch of driveways and everybody backing in and out, we dedicated a road. He said they built unnecessary infrastructure that gives us no value on houses so that the neighborhood in the back will have to impede on the driveways.

Vice Chair asked Mr. Kirchner where the drainage is for all of this. Mr. Kirchner said the stormwater ponds are located in the back so they will meet all minimum requirements for stormwater management.

Patrick Furr asked Mr. Kirchner if in the original plan in 2007, were the roads being built to City standards. Mr. Kirchner said yes, except that there was not a boulevard that went to the back towards the front. Mr. Furr said to Mr. Kirchner that there was no difference. Mr. Kirchner said he was not sure if there were sidewalks in 2007 vs. 2021. He said the biggest part is just having a boulevard that is not shared by driveways and having people backing in and out.

Chair asked if there were any more questions for Mr. Kirchner. There were none.

Chair asked if there was anyone else who would like to speak in favor of this project. There was no one.

Chair asked if there was anyone who would like to speak against this project.

Mr. Tom Harris came forward and said he and his wife, Kathy, live in the development Oakland Forest. He identified his house on the site plan. He said he has lived there for 33 years. He said they are very invested in Monroe. He said it is going to be a nightmare to dump out traffic in front of Monroe Middle School. He said there is no way that is not going to be a problem. In addition, he said some of the construction that is there now was not done in 2007. He said if you go out Medlin Road, there is development on the left and new development on the right. He said any new development will have to dump out on Sunset. He said 207 runs into Wolf Pond that dumps onto Sunset, and Griffith Road dumps out on Sunset. In addition, he said once construction starts, they are probably going to have to gate their community to keep people from driving through.

Archie Morgan said he does not disagree with what Mr. Harris had said, but if it is already approved...Chair said we should get through the rest of the speakers.

Mr. Purnell Sowell came forward and said he lives on Hickory Nut Circle. He said he has lived there 25 years. He said he is not going to repeat what Mr. Harris said because he is telling the truth. He said this is going to be a nightmare. He said he is also concerned with the safety of our community and the safety of Monroe. He said he is a police officer and this is going to be a disaster for fire trucks, police, or whatever, to get in and out of there with the traffic jams they have at Monroe Middle School. He said people park at Oakland Baptist Church now to pick their kids up because they cannot get near the school. He said if they are going to build the houses, they should go with the first plan, not the second plan.

Ms. Patty Greene came forward and said traffic is a huge concern. She said if she leaves during the day, and something is going on at the school, having a right turning lane does nothing to alleviate traffic. She said many of the times you can get out, but she has sat there for 15 minutes trying to get in order to get somewhere. She said if we have a problem, the school is in session and the kids are being picked up, her house is going to burn. She said the other concern she has is the runoff and silt. She said they are on a well and if you put all those houses there, the swale is going to go right in-between our houses and it is going to affect our water. She has serious concerns about the quality of their water during building and once this goes in. She said when property was leveled and the trees are taken down, there was sludge. She said nobody would do anything about it. She said there is nothing done to prevent that from encroaching on their property.

Mr. Guy Morelock came forward and said he lives at 798 Hickory Nut Circle. He said he is not against progress at all, and he thinks as far as the lot layouts, with this boulevard going in and out, they have improved that part of the situation greatly than it was in 2007. He said to him, the biggest concern is what the City is going to do about Sunset. He said he was at the Food Lion and then stopped at Maurice Street for 45 minutes because of the school traffic coming and going. He said it depends on the time of day.

Chair asked if there was anyone else who would like to speak. There was no one.

Richard Ali said to Mr. Kirchner that the project was originally approved in 2006/2007, 15 years ago. He asked why it was never built. Mr. Kirchner said he was not part of that project and the client he works for was not part of it. He said he thinks Frank Howey owns the property and rezoned it at that time. He said either way, if it goes to Council and they approve it or not, they [BRD] already has a buyer for this. He said they are working with the community in trying to give them the best product possible. He said to the Board, do you want this plan or do you want the previous plan. He said you get the same amount of density either way. He said do you want a plan where 1,200 square feet is allowed or do you want a plan that minimizes at 1,600 square feet. He said do you want the boulevard or not. He said the right turns and all the traffic is still the same. He said either you get the improvements that you have on here or you are going to get the other plan.

Chair said that Mrs. Greene brought up water quality. He asked Mr. Kirchner to address this. Mr. Kirchner said the nearby farming land [belonging to Frank Howey] is not under the same restrictions as developers. He said when developers come in to do residential building, they have to meet all the State and City requirements for erosion control. He said farmers have more laxed restrictions and they are allowed to clear lands for crops. He said developers need to have silt fencing until it all gets turned over to the permanent basins that will collect all the water from the site and then discharge it once it is cleaned.

Vice Chair asked if all the houses will be built at one time or are they going to vary it out as they are sold. Mr. Kirchner said there is an average of about 50 homes a year. He said it is probably a three (3) year buildout.

Patrick Furr said to Mr. Kirchner, the way he sees it, you got us over a barrel on this thing, not you personally, but the developer thanks to 2006/2007. He said we cannot ask you to do anything about the traffic, but you have some concerns from the folks here and he does not blame them a bit. He said can we do some berming, extra landscaping, anything, where they still have their privacy not looking into somebody's backyard. He asked Mr. Kirchner, if he, as an engineer, can get the developer to work with us a little more. He said it's going the old way and he doesn't think we want that. He said with the new way, as least there is the boulevard. He said the traffic is a mess. He asked Mr. Kirchner if we can work with the folks and give them some additional buffer between their houses and what you are building. Mr. Kirchner said, as always, we will accept recommendations from you. He said based on what he is hearing, do you want to make recommendations on the trails in the back so that there is not anybody walking back there and increase the buffer from 25 feet to 50 feet. He said he thinks that would be acceptable.

Vice Chair said one lady here tonight had issues with her well water and having silt problems and things like that. Mr. Kirchner said it is on the farmer's side. He said that is not us, we will have to have a silt fence and stormwater management. Chair asked Mrs. Greene if that made her feel any better. Mrs. Greene said yes.

Mr. Tom Harris came forward again and said he had two (2) questions. He asked if he was allowed to put something in his backyard like a screen or a 12-foot fence in the back of his lot. He said the second question is, how is the sewer going to tie in. Mr. Kirchner said the landscape buffer is currently 25 feet on the back. He said it will be landscaped. He said it is a planted buffer. He said if we increase it to 50 feet it will be a planted 50-foot buffer. He said when it comes to the utility piece, the sewer would be behind your subdivision so we will actually have an easement to the property to the right and we would come down that way. He said it will all drain down to the property on the side, not through the subdivision. Mrs. Greene asked Mr. Kirchner if he would be taking their land for the easement. Mr. Kirchner said we will not be taking any land. He said the farmland on the side will be where it is.

Mr. Steven Greene came forward and said they currently own the lot on the field side where he [Mr. Kirchner] is talking about bringing that sewer down. He reiterated the whole stormwater runoff problem because everyone down there is on a well. He said what currently is in that field soaks into the ground water. He said what is going to be up there now is a bunch of cement where all that water is going to pour down through the properties, out of those little storm collection ponds, through our property. He said he is still concerned about water quality in the wells. He said personally he plans on doing a water test every six (6) months just to see what happens. Chair said to Mr. Greene if he does this he can certainly report back to the City and let them know if there are changes in your water quality.

Vice Chair asked Mr. Greene what his lot size is. Mr. Greene said about three (3) acres.

Mr. Greene said the only other thing he thinks they can do to alleviate some Sunset traffic is to make it a right turn only coming out of Oakland.

Chair asked if there was anyone else who would like to speak regarding the project.

Richard Ali said that we are dealing with a proposal that was passed 15 years ago and a new modified proposal today. He said as far as the 2006/2007 proposal, he asked Mujeeb if there is a time limit as far as once it is approved. Mujeeb said no. He said if you or the Council denies it, the old 2006/2007 Conditional District is still in place. He said they can still build that.

Margaret Desio said we have a choice. She said if we deny this, it is going back to the 2006/2007 project with the tiny, little lots. She said if we approve this, it is going to the 75-foot lots. Mujeeb said regardless of the decision you make, the Council will make the final decision. He said this Board is only making a recommendation. He said this Board recognizes that it is an Advisory Board. He said if you say no, then the current approval is still in place. He said if you agree to make recommendations and you approve it with a recommendation for approval by Council, then Council is looking at what the new proposal would be. He said if you say yes to this and if Council says yes, then it is what has been proposed. He said if you say no, or even yes, and Council makes the decision to not approve it, then the original proposal is still in place. Richard Ali said we are either getting one or the other. Mujeeb said it is up to the property owners or developers what they wish to build. He said if Council does not approve this, then the 2006/2007 project is in place.

Archie Morgan said it is coming down to what is the better project. Mujeeb said yes.

Patrick Furr said since we are split one way or another, he likes the newer plan a lot better than the old one. He said he thinks we all can agree on that. He said his concerns are the buffer zone and according to City ordinances, now we are going to double the trees so they will get four (4) trees the size of his finger every 50 feet---whatever. He said if we tabled this for 30 days, can we do a condition where you can draw us a plan of the landscape buffer that you are going to put in there for the folks. Mr. Kirchner said to be completely honest, he is not going to say that he will increase the buffer for an additional 30 days and slow down the process.

Chair asked Mr. Kirchner if he was agreeable to increasing the buffer in the back from 25 feet to 50 feet. Mr. Kirchner said yes and he will work with staff or whoever you would like to come up with an option of what the landscaping will look like. Patrick Furr said this would be better if we had some control over the buffer.

David Dotson asked Doug were there two (2) entrances when this was approved. Doug said yes. He said there were two (2) entrances. He said on the old site plan, it didn't actually show the road but it goes up to the other side of the church so there were two (2) access points. He said what happened to that property owner and to that access over the years, he does not know. Mr. Dotson said to Doug that this was to have two (2) entrances 15 years ago. He said no work has ever been commenced on this piece of property. He said now because of the situation that they have lost the other access, we are stuck approving something that only has one (1) entrance for the same number of lots only because of the passage of time. Doug said no. He said if the project gets denied, they still have the original project. He said the original project had the 154-lots, different lot sizes and square footages and had the second access point. He said what would happen if it is sold to another is that they would be bound to what has been approved. He said they would be bound by what was approved 15 years ago.

Archie Morgan said it was approved with two (2) entrances and that has been taken away so it is not the same project. Doug said if the project is denied, they are required to do what was originally approved which is two (2) access points. He said, but, as with any other project, anybody can request to petition their property to be rezoned. He said they can request a petition for the property to be rezoned that goes above and beyond original requirements or deviate from the original requirements. He said a Conditional District is a process where the developers and/or property owners can request to deviate or go above and beyond. He said what they are requesting tonight is to still maintain the 154-lots, modify the lot sizes, modify the square footages a little bit, and modify having one (1) access or two (2) accesses. He said if they tried to develop the property now as presently approved, they may not have access out to that second access point but that is not here nor there for the City to determine or worry about. He said that would be their prerogative. He said what would happen if they cannot get it [the second access], they can also go back and do an amendment to the current approved Conditional District, keep all the lot sizes and square footages exactly the same, and request a modification from two (2) access points to one (1) access point. He said we cannot make someone have an access point if they do not have the property. He said they may have had it back then but do not have it now for whatever reason.

David Dotson said would they have to request that as something separate. He said it is already approved for two (2) entrances and that is no longer an option. He said he is asking if we deny this tonight, would he have to come back and build it. He said if they cannot build it the way it is originally approved, then they would have to come back for an amendment to take away the second access point. Doug said that is correct. He said staff can make minor deviations on Conditional Districts but two (2) access points into one (1) access point we would not consider being a minor deviation.

David Dotson said if we say no tonight, they would have to come back with an amendment and we would vote. Mujeeb said if you voted no tonight, City Council would still get the request. He reminded the Board that it is not the final decision-maker. Patrick Furr said to Mujeeb "what are we here for then." Mujeeb said to Mr. Furr, if you wish, you do not have to serve on this Board. Mr. Furr said watch your attitude.Mujeeb again noted that the Planning Board is an Advisory Board.

Mujeeb reiterated to the Board that it is not the final decision-maker. However, he said you have input. He said if you say no to this, and explain why it was a denial, that is something Council will take into consideration. He said you may not agree with that, Mr. Furr, but Council makes the final decision. Mr. Furr said to Mujeeb that he understands, you have made that abundantly clear.

Doug said if Council denies the request before you tonight, then the developer still has the original project and that original project still has two (2) access points. He said they may say they cannot get that property anymore. He said their only recourse would be that they would have to go back to the same process here tonight to remove that one (1) additional access point.

David Dotson said that was his original point. He said we are not over a barrel. He said he would like to see them explain to City Council how they want to take away one (1) entrance to this many residences.

Chair said he likes the second project better with the 50-foot buffer and locking that in now, because if we advise City Council the other way, and they follow our advice, after 15 years and in a hot market, he suspects they are going to build it the old way.

Margaret Desio said if we deny this and it goes to City Council, City Council can say they will take the 2006/2007 project [Doug said this would mean that Council would deny the project]. She said the developer would have to come back. She asked Doug if this would be a whole new Conditional District with only one (1) entrance. Doug said yes. He said staff can make minor deviations, but this would not be minor. He said they would have to go back through the whole entire process.

Archie Morgan asked if we can approve this and have larger lot sizes, a little bigger houses, buffer, and a boulevard, or, we can stick to our guns because of the traffic that is going to be horrible on Sunset, deny it, and if City Council denies it, then they have to figure out another access point onto Sunset. He said if that happens, then we get smaller houses, smaller lots, no buffer, and no boulevard.

Chair asked if there was any further discussion from the Board. There was none.

Chair asked for a motion.

Motion: Margaret Desio made a motion to recommend adoption of the Resolution Denying the Land Development Plan Compliance.
Second: Richard Ali
Action: The motion to recommend adoption of the Resolution Denying the Land Development Plan Compliance passed with the following votes:

AYES: Jennifer Smith, Richard Ali, Patrick Furr, Margaret Desio, Kenneth Deal, David Dotson and Archie Morgan
NAYS: Richard Yercheck

Motion: Margaret Desio made a motion to recommend denial of the Zoning Map Amendment.
Second: Jennifer Smith
Action: The motion to recommend denial of the Zoning Map Amendment passed with the following votes:

AYES: Jennifer Smith, Renee Hartis, Richard Ali, Patrick Furr, Margaret Desio, Kenneth Deal, David Dotson and Archie Morgan
NAYS: Richard Yercheck

Item 4. **Annexation of 113.754 acres located along Deese Road and further identified with Tax Parcel #s 09-177-023, 09-177-023-B, 09-177-023-D, 09-177-024-E, 09-177-024-F and 09-177-024-G**

Item 5. **Zoning Map and Text Amendment request for the properties located along Deese Road to annex and rezone the properties from R-40 (City of Monroe) and RA-40 (Union County Residential Low Density) to Conditional District (CD) "Wellington" and further identified as Tax Parcel #s 09-177-023, 09-177-023-B, 09-177-023-C, 09-177-023-D, 09-177-024-E, 09-177-024-F, 09-177-024-G, & 09-177-030-B)**

Patrick Furr asked Chair to be recused from this project because it does include athletic fields on the property and he is in that business. Chair accepted his recusal and said he can sit in the audience.

Doug Britt, Senior Planner, introduced these items together. He said this is an Annexation and Zoning Map and Text Amendment request by Provident Bayard LLC for properties located along Deese Road. He said the applicant is requesting an Annexation and Conditional District rezoning in order to develop a 256-lot residential subdivision. He said the total area of the project is 119.71 acres, and the area being annexed is 113.754 acres.

Doug said these properties to the east and south are zoned RA-40 (single-family residential) Union County; the property to the north is Conditional District "Kellerton Place" in the City of Monroe (townhomes and single-family detached homes), and the property to the west is zoned R-40 (single-family residential) City of Monroe.

Doug said the applicant is requesting a Conditional District to develop a 256-lot residential subdivision that will consist of single-family detached homes with approximately 42.9% or 51.40 acres of open space. He said the minimum lot size of the project will be 6,000 square feet with a range up to 20,000 square feet. He said the developer is proposing a mixture of lot types that will include 51-foot wide lots, 60-foot wide lots, and 80-foot wide lots. He said the density of the project is 2.14 units per acre.

Doug showed the site plan which identified the 51-foot wide lots (123), the 60-foot wide lots (97) and the 80-foot wide lots (35). He said there is also an existing house in the project that will remain.

Doug said the developer is proposing a front setback of 20 feet, a side setback of 5 feet, a corner setback of 10 feet and a rear setback of 20 feet. He said the applicant is proposing to install a five (5)-foot wide sidewalk on both sides of interior streets, as well as an eight (8)-foot wide sidewalk along Deese Road. He said all homes will have sodded front yards, as well as two (2) trees planted prior to the Certificate of Occupancy. He said street trees will be required throughout the project. He said the street tree layout and planting schedule will be finalized during the construction plan review. In addition, he said the developer is proposing a 20-foot landscape buffer around the entire site.

Doug said the project is required to provide at least 12.5% of open space for the land area. He said this project is providing 42.9% or 51.4 acres. He said the amenity area will include the following features: bike rack, cabana, greenspace/landscaping, miniature soccer field, swimming pool and a tot lot area. He said there are about 14 acres of floodplain in the back of the property. He said there are also streams. He said there are no floodplains in any lot areas. He said all of the floodplain is contained in the common open space.

Doug said all stormwater management will be evaluated and reviewed, if the project is approved by City Council, at the building stage of the process.

Doug said there is a Duke Power transmission line that goes through the middle of the property. He said there is a larger Duke Power pole in the middle and this area will not be annexed because Duke Power does not want to annex into the City of Monroe. He said you can have amenities in this area but you cannot have any structures in the right-of-way of Duke Power.

Vice Chair asked Doug about the two (2) houses existing in the back of the property. She asked if the developer bought these houses. Doug said they are not part of this project.

Doug said a Traffic Impact Study was required and the City of Monroe Engineering Department as well as NCDOT reviewed this. He said Kellerton Place is located directly north of this property. He said the lots at Kellerton Place were already recorded and there are two (2) driveways. He said this project is required to install a left turn lane into Kellerton as well as a left turn lane and right turn lane into their site.

Doug said also, at Deese Road and Hwy 601(Concord Highway), they will also be required to install a stop light and a left turn lane from Hwy 601 to turn onto Deese Road, as well as a right turn lane on Hwy 601 to turn right onto Deese Road. He said they will also be required to install a right turn lane to turn off Deese Road onto Hwy 601.

Archie Morgan asked Doug if there would be any improvements on Hwy 200. Doug said no. Mr. Morgan said all the improvements are nice, but you are still dumping out 500 cars onto Deese Road which is curvy. Doug said it is, but he reminded the Board that the purpose of the traffic study is to mitigate the impact this project will have on the existing road network. He said it is not to fix the problems on the existing road network. He said even though we all agree there is traffic on the other end of Deese Road on Hwy 200, the way NCDOT reviews this, there is not enough of a threshold to require additional permits out there.

Doug said the schools in the area are Unionville Elementary (95% capacity), Piedmont Middle (89% capacity) and Piedmont High (77% capacity). He said per the Union County Public Schools Board of Education, Unionville Elementary is not accepting transfers due to high enrollment. He clarified that they will not turn down transfers that move into the area, but they will not accept transfers going to their school based on what type of program they may offer vs. what another school may offer.

Doug said the exterior building materials will consist of brick, fiber cement, stone and stucco. He said the developer will provide at least 25% of the front façade to be brick or stone. He said vinyl will only be used for eaves, soffits, trim, garage doors and windows. He said minimum heated square footage for the homes will be 1,600 square feet, excluding the garages. He said the houses will be built on slab foundations and have a minimum of four (4) courses of brick of standard size, extending up the face of the slab on all sides. He said all homes will have a two (2)-car garage and driveways that accommodate at least two (2) vehicles.

Doug provided the sample elevations and said these are in Board packets as well. He said these show the 51-foot wide lots, the 60-foot wide lots, and the 80-foot wide lots. He said the 80-foot wide lots are projected to have side-loaded garages and the 51-foot wide lots and 60-foot wide lots will have front-load garages.

Doug said as far as the Land Development Plan, the project does fall within the Suburban classification. He said that classification allows 2-4 units per acre. He said this project is consistent based on the proposed density for this project, which is 2.4 units per acre.

Doug said there was a neighborhood meeting and there were approximately less than ten (10) people that attended. He said the meeting was done via Zoom.

Doug said staff recommends approval of the Annexation as well as the Conditional District. He said he would be glad to answer any questions if you have any at this time. He said the developer is here as well to make a presentation.

Chair asked if there were any questions for Doug. There were none.

Chair asked if there was anybody who would like to speak for this project.

Mr. Ken Holbrooks of Provident Bayard, 1108 Industrial Drive, Matthews, NC came forward. He introduced his partners: Tim Coey, Tom Waters, Kristin Dillard, as well as Weston Boles, who is our consultant on this who can answer any type of technical questions.

Mr. Holbrooks gave a presentation and went over the site plan of the project on the screen. He said they have been meeting with the neighbors, property owners, this Board, City Council and staff to see what is needed. He said this plan will reflect that when we get to that point. He said we are local from Charlotte but are new to Monroe. He said we saw an opening here for setting a new bar of something of higher quality. He said Riverstone was our first foray and this will be our second.

Chair asked if anyone on the Board had any questions for Mr. Holbrooks.

Vice Chair said she really likes this project. She said she likes that front porches were added and she likes the side-loaded garages, as well as the fact that it is close to the Bypass. She said it will be a great asset to the community.

David Dotson asked about the wet area at the bottom and if it is going to be left in trees or is it going to be planted. He wanted to know what is going to be done with that area. Mr. Holbrooks said nothing can be done with this area so it will be left exactly as it is. He said the site was farmed for a period of time so we tried to look at the site plan holistically and move things around, whether it be architectural things or elements within it. He said they tried to save places where trees could be saved as well.

Kenneth Deal asked Mr. Holbrooks if the houses would be pre-built and then sold and if they would be governed by a HOA. Mr. Holbrooks said there will be pre-sales; we will not be selling lots. He said we will control the entire thing. He said we will have an HOA. He said they will have architectural guidelines.

Kenneth Deal asked who is going to be maintaining, coordinating and controlling the soccer fields. Mr. Holbrooks said no matter what, they will be maintained by the HOA.

Kenneth Deal said to Mr. Holbrooks that he mentioned that it will be built at standards higher than what we require. Mr. Holbrooks said the open space numbers on this site is a good example of when we exceeded standards. He said we are going above some of the things architecturally that we are doing in Indian Trail. Mr. Deal said it looks like a difficult property to develop with the high power lines. He also said he appreciated the variety of house sizes, side-load garages, etc.

Vice Chair asked for the price point of the homes. Mr. Holbrooks said he thinks the homes would start at about $400,000.

Richard Ali said thank you to Ken and Kristen. He said both of you were quick to respond to concerns he had. He said what we have seen presented here tonight is a very quality project, both in design of the homes and property, the landscaping, the athletic fields and other amenities. He said that is very important. He said this is an example of responsible development, something that we have not seen a lot of in recent years.

Chair asked if there was anyone who would like to speak for or against this project.

Mr. Ron Pereira came forward and said he lives at 1118 Styx Drive, which is out in the County, off Helms Shortcut. He said he is not near the project but is interested because he has nine (9) grandchildren. He said he does not have any specific objection to this property, but it is a change of lifestyle. He said he was concerned that you are getting rid of farmland and you are converting it to City-life with houses, one right next to the other. He said the old lifestyle of Monroe is going away.

Archie Morgan said the farmer has to want to continue to farm. He said when he gets tired of farming or passes away, his children may not want to be farmers.

Richard Ali said he can appreciate the concerns that Ron is expressing. He said he also feels that land is going to be developed. He said it is to be expected. He said he would rather see a development like we were presented with tonight with about two (2) homes per acre rather than one with four (4) homes per acre, which we have been seeing in Monroe. He said to Ron that he raised a lot of good points but we have the opportunity of what appears to be a solid, attractive, responsible development.

Chair thanked Mr. Pereira for his comments. He asked if there was anyone else who would like to speak for or against this project. There was no one.

Chair asked for a motion.

Motion: Richard Yercheck made a motion to recommend approval of the Annexation of 113.754 acres located along Deese Road and further identified with Tax Parcel #s 09-177-023, 09-177-023-B, 09-177-023-D, 09-177-024-E, 09-177-024-F and 09-177-024-G

Second: Richard Ali

Action: The motion to recommend approval of the Annexation passed with the following votes:

AYES: Richard Yercheck, Jennifer Smith, Richard Ali, Margaret Desio, Kenneth Deal, David Dotson and Archie Morgan
NAYS: None

Motion: Richard Yercheck made a motion to recommend adoption of the Resolution Approving the Land Development Plan Compliance.
Second: Kenneth Deal
Action: The motion to recommend adoption of the Resolution Approving the Land Development Plan Compliance passed unanimously with the following votes:

AYES: Richard Yercheck, Jennifer Smith, Richard Ali, Margaret Desio, Kenneth Deal, David Dotson and Archie Morgan
NAYS: None

Chair asked for a motion on the Ordinance amending Section 156.98 – Conditional Districts Established and Section 156.106 – Official Zoning Map.

Motion: Richard Yercheck made a motion to recommend the adoption of the Ordinance amending Section 156.98 - Conditional Districts Established and Section 156.106 - Official Zoning Map.
Second: Jennifer Smith
Action: The motion to recommend adoption of the Ordinance amending Section 156.98 – Conditional Districts Established and Section 156.106 – Official Zoning Map passed unanimously with the following votes:

AYES: Richard Yercheck, Jennifer Smith, Richard Ali, Margaret Desio, Kenneth Deal, David Dotson and Archie Morgan
NAYS: None

Mr. Furr returned to the dais.

Item 6. Other

Doug introduced Megan Brightharp, our new Planner. He said she has been here about a month. He said she moved from Illinois to work with us.

Doug said tonight is Maryann's last meeting with the Planning Board. She has been here for 21 years and her last day is January 21, 2022.

Item 7. **Next Meeting – February 2, 2022**

Item 8. **Adjournment**

Chair said if there were no further questions, she would entertain a motion at this time to adjourn.

Motion: Archie Morgan made a motion to adjourn the meeting.
Second: Jennifer Smith
Action: The motion to adjourn passed unanimously with the following votes:

AYES: **Richard Yercheck, Jennifer Smith, Richard Ali, Patrick Furr, Margaret Desio, Kenneth Deal, David Dotson and Archie Morgan**
NAYS: **None**

The meeting was adjourned at 7:52 p.m.

Respectfully Submitted,

Richard Yercheck, Chair
Planning Board

Maryann Brown
Secretary to the Board

DRAFT

ATTENDANCE LIST
PLANNING BOARD MEETING
JANUARY 5, 2022

Name: Matthew Kirchner
Agent For: Sun Oaks
Address: 2013A Van Buren Ave
City & State: Indian Trail, NC
Zip Code: 28079

Name:
Agent For:
Address:
City & State:
Zip Code:

Name: Patty & Steve Reese
Agent For:
Address: 803 Hickory Nut Cir
City & State: Monroe
Zip Code: 28112

Name:
Agent For:
Address:
City & State:
Zip Code:

Name: Guy Morelock
Agent For:
Address: 798 Hickory Nut Circle
City & State: Monroe NC
Zip Code: 28112

Name:
Agent For:
Address:
City & State:
Zip Code:

Name: Tom Harris & Kathy
Agent For:
Address: 799 Hickory Nut Circle
City & State: Monroe, NC
Zip Code: 28112

Name:
Agent For:
Address:
City & State:
Zip Code:

Name: Purnell Sowell
Agent For:
Address: 796 Hickory Nut.
City & State: Monroe NC.
Zip Code: 28112

Name:
Agent For:
Address:
City & State:
Zip Code:

Name: RON PEREIRA
Agent For:
Address: 1118 STUX DR
City & State: MONROE NC
Zip Code: 28112

Name:
Agent For:
Address:
City & State:
Zip Code:

Name: Pamela Sowell
Agent For:
Address: 796 Hickory Nut Cir
City & State: Monroe, NC
Zip Code: 28112

Name:
Agent For:
Address:
City & State:
Zip Code:

Name: R. Revesz
Agent For:
Address: 711 Winding Brook Rd
City & State: Monroe NC
Zip Code: 28112

Name:
Agent For:
Address:
City & State:
Zip Code:

Name: Mark Isley
Agent For:
Address: 512 E. Village Dr.
City & State: Mon, NC
Zip Code: 28112

Name:
Agent For:
Address:
City & State:
Zip Code:

STAFF REPORT

TO: Planning Board Members

DATE: February 2, 2022

FROM: Lisa Stiwinter, Planning and Development Director

PREPARED BY: Keri Mendler, Planner

SUBJECT: Annexation 67.376 acres located along Waxhaw Highway and further identified with parcel ID number 09-321-003

SUMMARY STATEMENT

Planning Board is requested to consider the annexation of 67.376 acres located along Waxhaw Highway and further identified with parcel ID number 09-321-003.

REVIEW

The applicant is requesting annexation of 67.376 acres located along Waxhaw Highway and further identified with parcel ID number 09-321-003. The annexation is being requested in order to develop a residential subdivision.

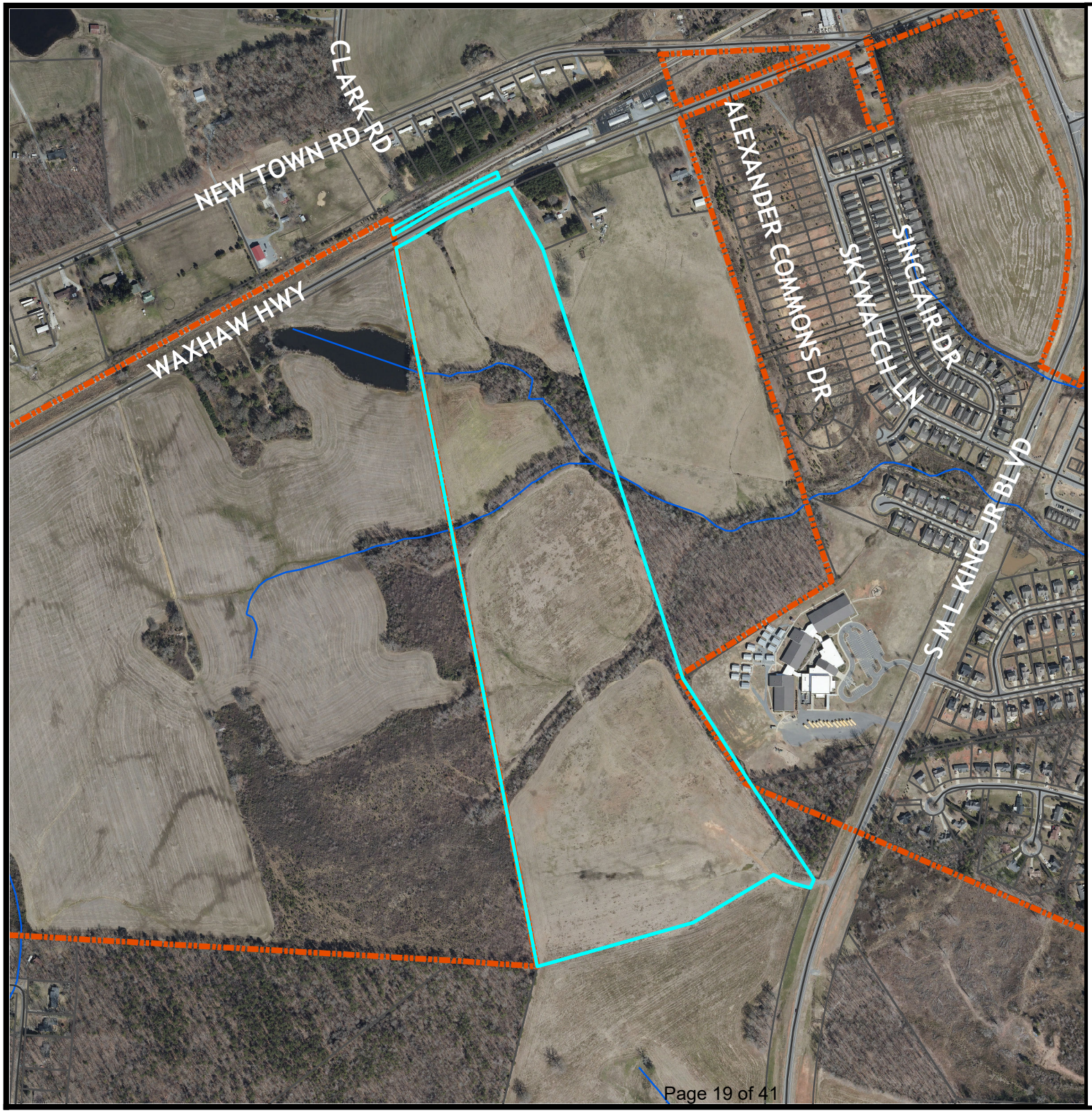
RECOMMENDATION

Staff recommends approval of the annexation.

Planning Board will need to make a motion to recommend approval or denial of the annexation request.

Attachment(s):
1. Ortho Map
2. Annexation Plat

Prepared by: KEM 1-24-22



City of Monroe
Where Heartland Meets High Tech

Ortho Map

CD "Waxhaw Landing Ph.3"

Legend

- Centerlines
- Parcels
- City Limits
- Streams

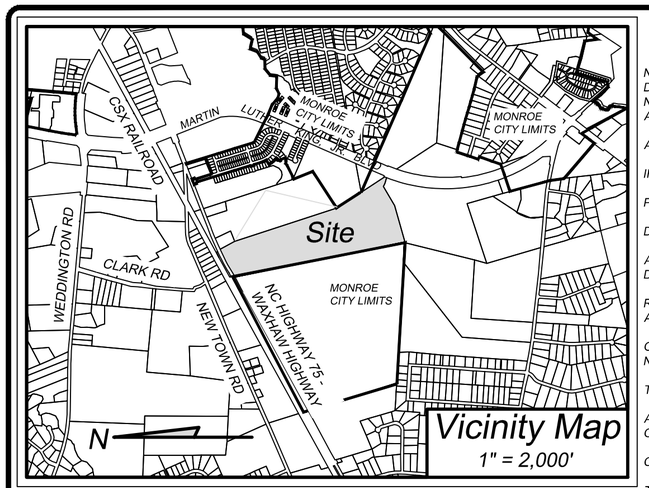
Existing: RA-20 & RA-40 (County Residential)

Owner: Robert Locke Browning Jr.

Acres: 67.376

N
W E
S

0 530 1,060 Feet



MISCELLANEOUS NOTES

NCGS MONUMENT "T-51" WITHIN 2000' OF SITE. GRID POSITIONS WERE DETERMINED USING A TRIMBLE 5800 GNSS GPS RECEIVER UTILIZING THE NORTH CAROLINA GEODETIC SURVEY VRS NETWORK. ALL COORDINATES AND BEARING SHOWN ARE BASED ON NAD 83/2011.

AREAS COMPUTED USING COORDINATE GEOMETRY.

IRON REBARS AT ALL PROPERTY CORNERS UNLESS OTHERWISE NOTED.

POINTS ALONG CENTERLINE OF ROAD ARE COMPUTED POINTS.

DEED REFERENCE: AS SHOWN.

ALL ADJOINER PROPERTY OWNER INFORMATION IS TAKEN FROM CURRENT DEEDS AND TAX RECORDS AND ARE CONSIDERED "NOW OR FORMERLY".

RAW ERROR OF CLOSURE: 1:10,000+. BOUNDARY TRAVERSE WAS ADJUSTED USING THE LEAST SQUARES METHOD.

OTHER UNDERGROUND UTILITIES MAY EXIST BUT THEIR LOCATIONS ARE NOT KNOWN.

THIS SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND.

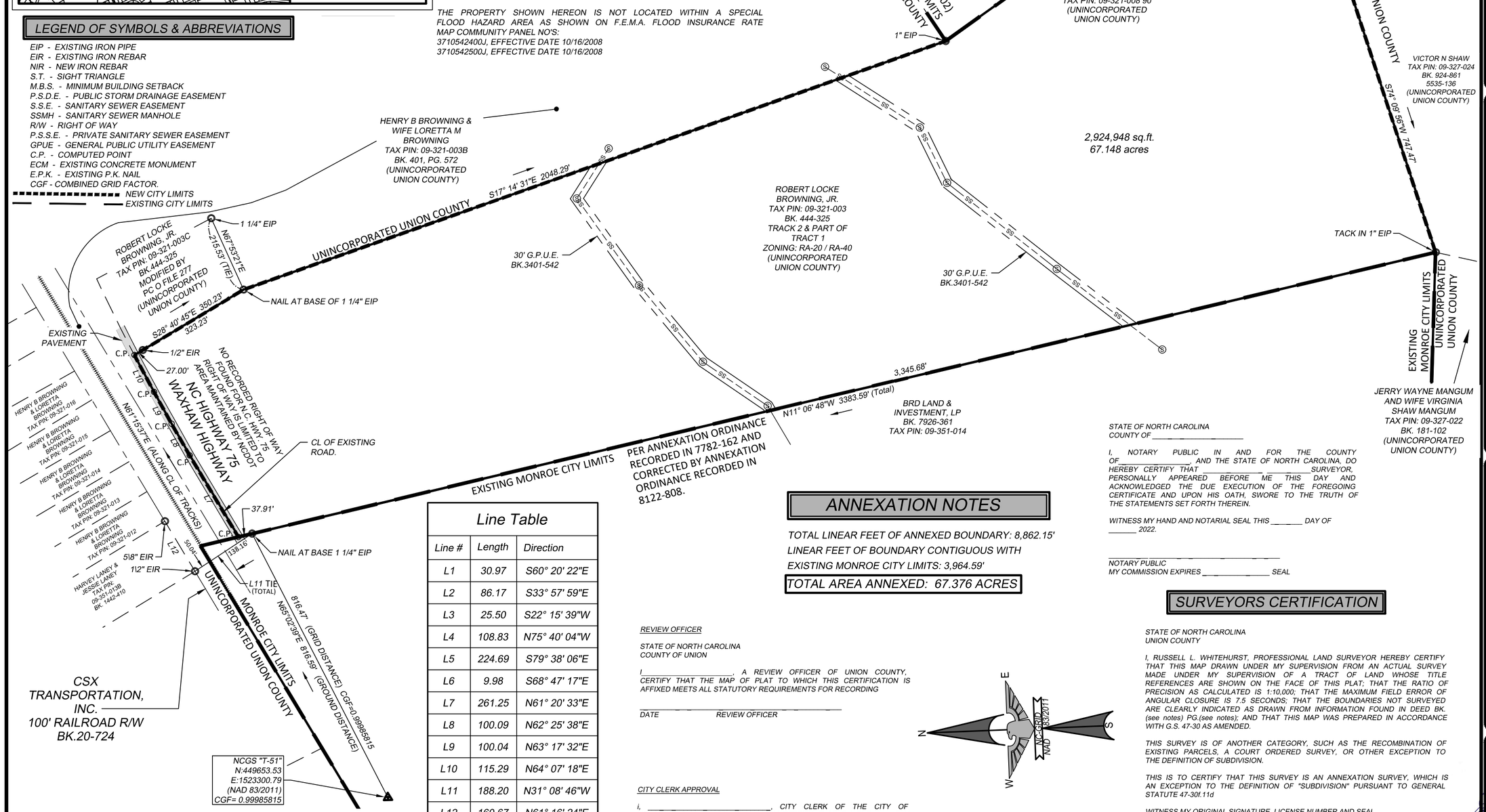
ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED.

COMBINED GRID FACTOR = 0.99985815

THE PROPERTY SHOWN HEREON IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON F.E.M.A. FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO'S:
3710542400J, EFFECTIVE DATE 10/16/2008
3710542500J, EFFECTIVE DATE 10/16/2008

LEGEND OF SYMBOLS & ABBREVIATIONS

EIP - EXISTING IRON PIPE
EIR - EXISTING IRON REBAR
NIR - NEW IRON REBAR
S.T. - SIGHT TRIANGLE
M.B.S. - MINIMUM BUILDING SETBACK
P.S.D.E. - PUBLIC STORM DRAINAGE EASEMENT
S.S.E. - SANITARY SEWER EASEMENT
SSMH - SANITARY SEWER MANHOLE
R/W - RIGHT OF WAY
P.S.S.E. - PRIVATE SANITARY SEWER EASEMENT
GPUE - GENERAL PUBLIC UTILITY EASEMENT
C.P. - COMPUTED POINT
ECM - EXISTING CONCRETE MONUMENT
E.P.K. - EXISTING P.K. NAIL
CGF - COMBINED GRID FACTOR.
NEW CITY LIMITS
EXISTING CITY LIMITS



THE PURPOSE OF THIS PLAT IS TO ANNEX THE **67.376 ACRES** SHOWN HEREON INTO THE MUNICIPAL LIMITS OF THE CITY OF MONROE, UNION COUNTY, NORTH CAROLINA.

Line Table

Line #	Length	Direction
L1	30.97	S60° 20' 22"E
L2	86.17	S33° 57' 59"E
L3	25.50	S22° 15' 39"W
L4	108.83	N75° 40' 04"W
L5	224.69	S79° 38' 06"E
L6	9.98	S68° 47' 17"E
L7	261.25	N61° 20' 33"E
L8	100.09	N62° 25' 38"E
L9	100.04	N63° 17' 32"E
L10	115.29	N64° 07' 18"E
L11	188.20	N31° 08' 46"W
L12	160.67	N61° 16' 24"E

Curve Table

Curve #	Length	Radius	Chord Direction	Chord Length
C1	65.57	230.00	S67° 48' 00"E	65.35

ANNEXATION NOTES

TOTAL LINEAR FEET OF ANNEXED BOUNDARY: 8,862.15'
LINEAR FEET OF BOUNDARY CONTIGUOUS WITH EXISTING MONROE CITY LIMITS: 3,964.59'

TOTAL AREA ANNEXED: 67.376 ACRES

REVIEW OFFICER

STATE OF NORTH CAROLINA
COUNTY OF UNION

I_____, A REVIEW OFFICER OF UNION COUNTY, CERTIFY THAT THE MAP OF PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING

_____
DATE REVIEW OFFICER

CITY CLERK APPROVAL

I, _____, CITY CLERK OF THE CITY OF MONROE, NORTH CAROLINA, HEREBY CERTIFY THAT ON THE _____DAY OF _____, 2021, THE CITY COUNCIL APPROVED THIS PLAT FOR ANNEXATION AND RECORDING.

_____ (SEAL)
DATE CITY CLERK

GRAPHIC SCALE
0 200' 400'
(IN FEET)
1 inch = 200 ft.

STATE OF NORTH CAROLINA
COUNTY OF _____

I, NOTARY PUBLIC IN AND FOR THE COUNTY OF_____, AND THE STATE OF NORTH CAROLINA, DO HEREBY CERTIFY THAT _____, _____SURVEYOR, PERSONALLY APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THE DUE EXECUTION OF THE FOREGOING CERTIFICATE AND UPON HIS OATH, SWORE TO THE TRUTH OF THE STATEMENTS SET FORTH THEREIN.

WITNESS MY HAND AND NOTARIAL SEAL THIS _____ DAY OF _____ 2022.

_____
NOTARY PUBLIC
MY COMMISSION EXPIRES _____ SEAL

SURVEYORS CERTIFICATION

STATE OF NORTH CAROLINA
UNION COUNTY

I, RUSSELL L. WHITEHURST, PROFESSIONAL LAND SURVEYOR HEREBY CERTIFY THAT THIS MAP DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION OF A TRACT OF LAND WHOSE TITLE REFERENCES ARE SHOWN ON THE FACE OF THIS PLAT; THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10,000; THAT THE MAXIMUM FIELD ERROR OF ANGULAR CLOSURE IS 7.5 SECONDS; THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN DEED BK. (see notes) PG.(see notes); AND THAT THIS MAP WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED.

THIS SURVEY IS OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT ORDERED SURVEY, OR OTHER EXCEPTION TO THE DEFINITION OF SUBDIVISION.

THIS IS TO CERTIFY THAT THIS SURVEY IS AN ANNEXATION SURVEY, WHICH IS AN EXCEPTION TO THE DEFINITION OF "SUBDIVISION" PURSUANT TO GENERAL STATUTE 47-30f.11d

WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL

THIS 18th DAY OF JANUARY 2022.

RUSSELL L. WHITEHURST
PROFESSIONAL LAND SURVEYOR
NO. L-3661

EAGLE ENGINEERING
2013-A Van Buren Avenue
Indian Trail, NC 28079
(704) 882-4222
www.eagleonline.net
FIRM LICENSE # C-0873

NO.	DATE	BY	REVISION
1	10/1/21	ASD	REVISIONS PER TOWN COMMENTS
2	11/4/21	ASD	REVISIONS PER TOWN COMMENTS
3	12/13/21	RLW	REVISION'S PER TOWN COMMENTS
4	1/14/22	ASD	REVISIONS PER TOWN COMMENTS
5	1/17/22	ASD	ADDED CORRECTED ANNEXATION ORDINANCE
6	1/18/22	ASD	ADDED RR DEED & CHANGED EIP SIZE TO INCHES

THE PROPERTY OF: ROBERT L. BROWNING, JR.
(BK.444, PG 325, BK. 5535, PG 139 & PC O FILE 277)
MONROE TWSP., UNION COUNTY, NC

OWNER:
ROBERT L. BROWNING, JR.
730 OAKDALE DRIVE
SUNSET VALLEY, TX 78745

ANNEXATION BOUNDARY FOR THE CITY OF MONROE

Drawn By: ASD | Reviewed By: RLW | Date: 11/4/21
Location: X:\LAND PROJECTS\2538\78 | Scale: 1" = 200' | EEI Project: 7530

NORTH CAROLINA PROFESSIONAL SEAL L-3661 LAND SURVEYOR RUSSELL L. WHITEHURST
1/18/22

STAFF REPORT

TO: Planning Board Members

DATE: February 2, 2022

FROM: Lisa Stiwinter, Planning and Development Director

PREPARED BY: Keri Mendler, Senior Planner

SUBJECT: Zoning Map Amendment request for Conditional District "Waxhaw Landing Phase 3" (Parcel ID #:09-321-003)

SUMMARY STATEMENT

The Planning Board is requested to consider a zoning text and map amendment for the property located along Waxhaw Highway and further identified with parcel ID number 09-321-003 from Union County RA-20 and RA-40 to Conditional District (CD) "Waxhaw Landing Phase 3"

REVIEW

The applicants are requesting a conditional district rezoning in order to develop a residential subdivision that will consist of 190 single-family detached homes. The total area of the project is 67.376 acres, with 24.37 acres or 36.32% of that reserved as common open space. The density of this project is 2.83 units per acre.

AREA CHARACTERISTICS

Adjoining Land Uses and Zoning District

	Existing Uses	**Zoning District**
North	CSX Railroad & Single Family Residential	B-2 (County) & RA-20 (County)
East	Residential & Walter Bickett Elementary	RA-20 (County) & CD Walter Bickett School)
South	Vacant	RA-40 (County)
West	Waxhaw Landing Ph. 1- Under Construction	CD "Waxhaw Landing"

Proposal
The applicants are requesting a conditional district rezoning in order to develop a residential subdivision that will consist of 190 single-family detached homes. The total area of the project is 67.376 acres, with 24.37 acres or 36.32% of that reserved as common open space. The density of this project is 2.83 units per acre.

REQUIREMENTS

Density & Dimensional Standards
The density of the proposed project is 2.83 units per acre. The minimum lot size is 6,000 sqft. with an average lot size of 7,983 sqft. The data below is simply to provide the board with information to compare the proposed density being requested to what is allowed by the zoning ordinance in other residential districts in Monroe.

Zoning District	Maximum Allowable Density
R-10	4 units per acre
R-20	2 units per acre

The minimum setbacks proposed are as follows:
Front: 25 feet
Side: 5 feet
Corner Lot Side: 10 feet
Rear: 25 feet

Landscaping
Street trees will be provided at a rate of one (1) per 50-feet and all houses will have at least two (2) yard trees. A 20-foot landscape buffer is being provided along Waxhaw Highway, the eastern, and western property line.

Open Space
The project is required to provide at least 12.5% open space which would equal 8.39 acres. The total area of open space provided is 24.37 acres or 36.32%. The open space for this phase includes two gathering areas and a playground. With that said, this is a proposed third phase of Waxhaw Landing and the first phase has additional open space and amenities such as a centrally located pool and clubhouse.

Elevations
The developer is proposing the homes will be a minimum of 1,600 heated square feet. The proposed exterior building materials will include fiber cement, stone, stucco, and/or brick. Vinyl will only be used for trim work. The front façade will include a mix of materials with a minimum of 25% being brick, stone, or stucco. Four courses of brick/brick veneer will extend up the face of the slab.

Parking
Each home will have a minimum of a two (2) car attached garage. All front load garages will have carriage style trim and/or hardware that mimics carriage style doors. Driveways will be able to accommodate at least two (2) vehicles.

Sidewalk
A five foot (5') wide sidewalk will be provided along both sides of the interior roads throughout the development. Eight foot (8') wide sidewalk will be provided along Waxhaw Highway.

Stormwater
The applicant will be required to provide stormwater management to treat the stormwater runoff for the project. The stormwater will be evaluated and reviewed, if the project is approved by City Council, at the building permit stage of the process. The location, size and type of storm water management systems depicted on the rezoning plan are subject to review and approval as part of the full development plan submittal and are not implicitly approved with this rezoning. Adjustments may be necessary in order to accommodate actual storm water treatment requirements and actual site discharge points. At the time of site plan submittal, site will meet stormwater management requirements in accordance with Chapter 159 Stormwater Management Ordinance of the Monroe Code of Ordinances.

Stream Buffer
All blue line streams on the site have been provided with a 50' buffer on both sides as required by the ordinances.

Schools
The following is the information provided by Don Ogram with the school system:

"It is proposed to be located along Hwy 75 near Walter Bickett ES and will be within the following school attendance boundaries for the 2020-2021 school year:

Walter Bickett Elementary School	Currently at 63% of rated capacity
Monroe Middle School	Currently at 88% of rated capacity
Monroe High School	Currently at 70% of rated capacity

This proposed subdivision is not expected to present an adverse impact to enrollment at the above schools."

Transportation
The proposal includes one entrance on Waxhaw Highway/Highway 75 and two internal connections to phase 1 of Waxhaw Landing which also has two entrances on Waxhaw Highway/Highway 75. Due to the number of lots in this development, a TIA (Traffic Impact Analysis) was conducted for this project.

The following onsite improvements are required:

1. At the intersection of NC 75 and S. Rocky River Road "Do Not Stop On Tracks" signs at the Southbound approaches before the railroad tracks will be added.

2. At the intersection of NC 75 and Fletcher Broome Road "Do Not Stop On Tracks" signs at the Southbound approaches before the railroad tracks will be added.
3. At the intersection of NC 75 and NC 84, a right-hand turn lane will be added.
4. At the intersection of NC 84 and NC 200, a right turn lane will be added.

FUTURE LAND USE PLAN CONSISTENCY

The Future Land Use Plan indicates this area is Suburban. While residential uses typically take the form of neighborhoods with uniform housing types and densities, a mix of housing types and lot sizes is preferred in Suburban locations. Multimodal connectivity between neighborhoods and to nearby centers also should be emphasized. Strategic connections to the off-street multi-use trail network are preferred and open space should be preserved in both active and passive forms within neighborhoods. The density for suburban residential is 2-4 units per acre.

The proposed project is consistent with the Future Land Use Plan. The project is a reasonable use and in the public interest, because it continues similar residential uses between the original Waxhaw Landing project and the city limits.

PUBLIC NOTIFICATION

The applicant held a virtual neighborhood meeting on September 29, 2021 with one household attending.

A rezoning notification sign will be posted 10 days prior to the public hearing.

An official rezoning notification letter will be sent to the adjacent property owners located within at least 150 feet, 10 days prior to the public hearing.

RECOMMENDATION

Staff recommends approval of Conditional District “Waxhaw Landing Phase 3”.

Planning Board will need to take action on the following items:

1. *Motion to recommend adoption of Resolution Approving/Denying Land Development Compliance;*

If the Resolution of Land Development Plan Compliance is recommended for approval, the Planning Board will also need to make the following motion:

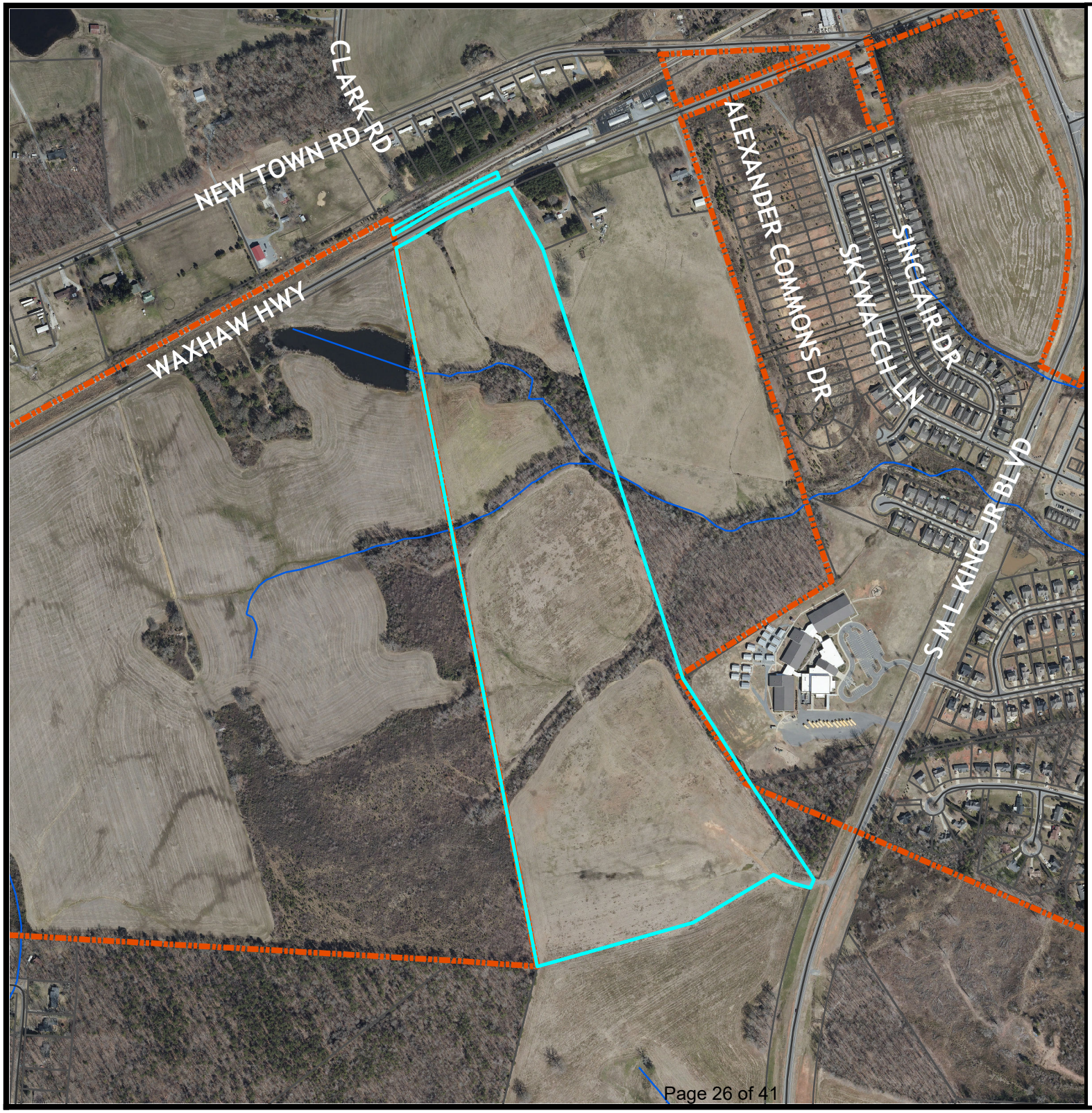
1. *Motion to recommend adoption of the Ordinance amending section 156.98- Conditional Districts Established and section 156.106- Official Zoning Map.*

If the Resolution of Land Development Plan Compliance is recommended for denial, the Planning Board will also need to make the following motion:

1. *Motion to recommend denial of the zoning map amendment*

Attachments:

1. Ortho Map
2. Zoning Map
3. Site Plan
4. Elevations
5. FLUM Map
6. FLUM Description
7. Approval Resolution
8. Denial Resolution
9. Ordinance 156.106
10. Ordinance 156.98



City of Monroe
Where Heartland Meets High Tech

Ortho Map

CD "Waxhaw Landing Ph.3"

Legend

- Centerlines
- Parcels
- City Limits
- Streams

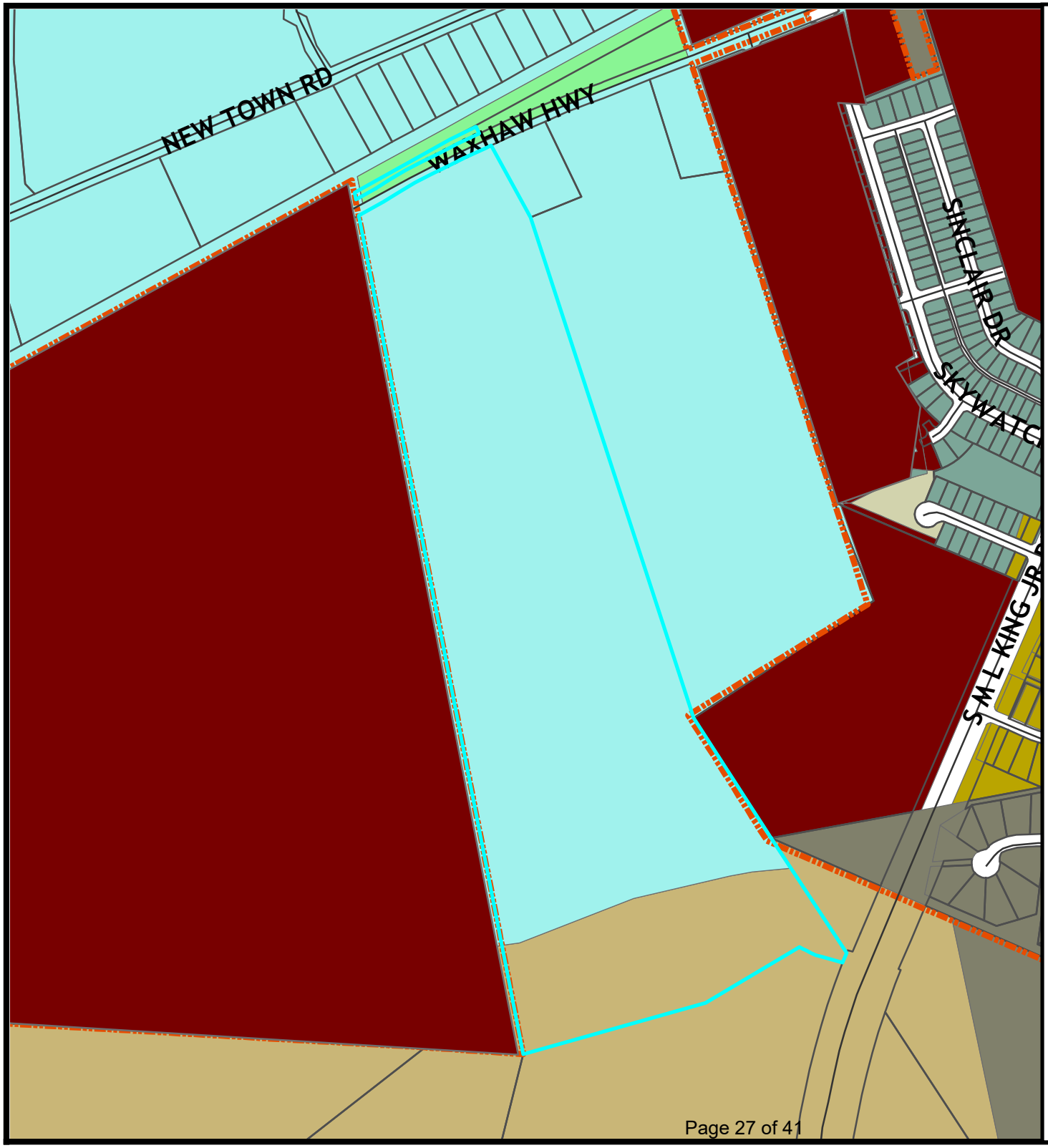
Existing: RA-20 & RA-40 (County Residential)

Owner: Robert Locke Browning Jr.

Acres: 67.376

N
W E
S

0 530 1,060 Feet



City of Monroe
Where Heartland Meets High Tech

Zoning Map
CD "Waxhaw Landing Ph.3"

Legend

- Centerlines
- Parcels
- City Limits

Zoning Districts

- R-40
- R-20
- R-12SU
- M-U-SU
- CD

UC Zoning Districts

- B-2
- RA-20
- RA-40

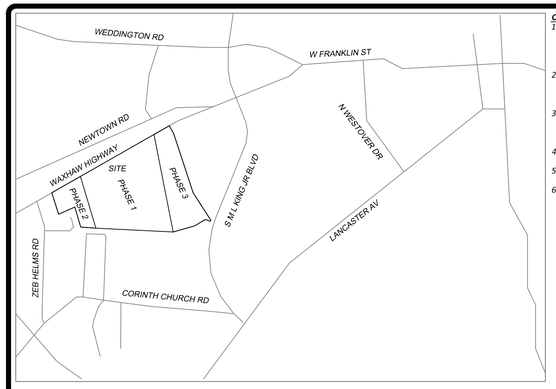
Existing: RA-20 & RA-40 (County Residential)

Owner: Robert Locke Browning Jr.

Acres: 67. 376

N W E S

0 590 1,180 Feet



VICINITY MAP
(NOT TO SCALE)

OFF-SITE ROAD IMPROVEMENTS:

1. "INTERSECTION B" SHALL BE A FULL MOVEMENT INTERSECTION WITH NO SIGNAL AND THE ADDITION OF A LEFT TURN LANE AS WELL AS A RIGHT TURN LANE INTO THE SITE.THE EXISTING LANE SHALL BE RE-STRIPED TO BE A STRAIGHT LANE.
2. THE INTERSECTION OF NC 75 AND SOUTH ROCKY RIVER ROAD "DO NOT STOP ON TRACKS" SIGNS AT THE SOUTHBOUND APPROACHES BEFORE THE RAILROAD TRACKS.
3. THE INTERSECTION OF NC 75 AND FLETCHER BROOME ROAD "DO NOT STOP ON TRACKS" SIGNS AT THE SOUTHBOUND APPROACHES BEFORE THE RAILROAD TRACKS.
4. THE INTERSECTION OF NC 75 AND NC 84 A RIGHT-HAND TURN LANE WILL BE ADDED.
5. THE INTERSECTION OF NC 84 AND NC 200 A RIGHT TURN LANE WILL BE ADDED.
6. ALL ROAD IMPROVEMENTS SHALL BE BY NCDOT STANDARDS AND SHALL FOLLOW THE APPROVED TIA "US 75 AND WAXHAW HWY MIXED-USE TRAFFIC TECHNICAL MEMORANDUM" BY RAMEY KEMP ASSOCIATES.

SITE AND DEVELOPMENT DATA PHASE 3

JURISDICTION	TO BE ANNEXED INTO MONROE
PROPOSED JURISDICTION	CITY OF MONROE
TAX PARCEL(S):	09321003
DEED BOOK AND PAGE	7926/361
SITE ADDRESS:	WAXHAW HWY
ZONING	WAXHAW LANDING PHASE III CONDITIONAL DISTRICT
PROPOSED ZONING	CONDITIONAL DISTRICTS "WAXHAW LANDING PHASE III"
TOTAL AREA	67.10 AC
PHASE III LOTS	190 LOTS
DENSITY	2.83 LOTS PER ACRE
AREA IN LOTS	33.42 AC
OPEN SPACE	24.37 AC.± (36.32%)
SETBACKS IN CONDITIONAL DISTRICT	
MINIMUM FRONT SETBACK	25'
MINIMUM CORNER/SIDE SETBACK	10'/5'
MINIMUM REAR SETBACK	25'
MINIMUM LOT SIZE	6,000 SQ. FT.
MINIMUM LOT WIDTH	51'

PETITIONER VOLUNTARILY AGREES TO ALL CONDITIONS APPROVED BY CITY COUNCIL, WHICH ARE LISTED ON THIS SITE PLAN.

PETITIONER SIGNATURE DATE

GENERAL PROVISIONS:

1. DEVELOPMENT OF THE SITE SHALL BE GOVERNED BY THIS CONDITIONAL ZONING PLAN, DEVELOPMENT STANDARDS, AND THE APPLICABLE PROVISIONS OF THE CITY OF MONROE UNIFIED DEVELOPMENT ORDINANCE (UDO).
2. THE SCHEMATIC DEPICTIONS OF THE USES, PARKING AREAS, SIDEWALKS, STRUCTURES AND BUILDINGS, AND OTHER SITE ELEMENTS SET FORTH ON THE ZONING SITE PLAN ARE GRAPHIC REPRESENTATIONS OF THE DEVELOPMENT AND SITE ELEMENTS PROPOSED AND MAY BE ALTERED SUBJECT TO APPROVAL BY THE ZONING ADMINISTRATOR.
3. ZONING IS TO BE CHANGED FROM RA-20 AND RA-40 (UNION COUNTY) TO CONDITIONAL DISTRICT "WAXHAW LANDING PHASE III"

GRAPHIC SCALE
0 200' 400'
(IN FEET)
1 inch = 200 ft.

EAGLE ENGINEERING
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NO.	DATE	BY	ISSUE
1	9/1/2021	KCB	REVISED PER CITY OF MONROE COMMENTS

WAXHAW LANDING
PHASE III

BRD LAND & INVESTMENT I, LP
725 CHERRY ROAD, SUITE 3234
ROCK HILL, SC 29730

REZONING SITE PLAN
PHASE III

DESIGNED BY DAM | DRAWN BY KCB | CHECKED BY BLD
Scale AS SHOWN | DATE 05/27/2021 | JOB NUMBER 7461 / 7530

Sheet
RZP-1

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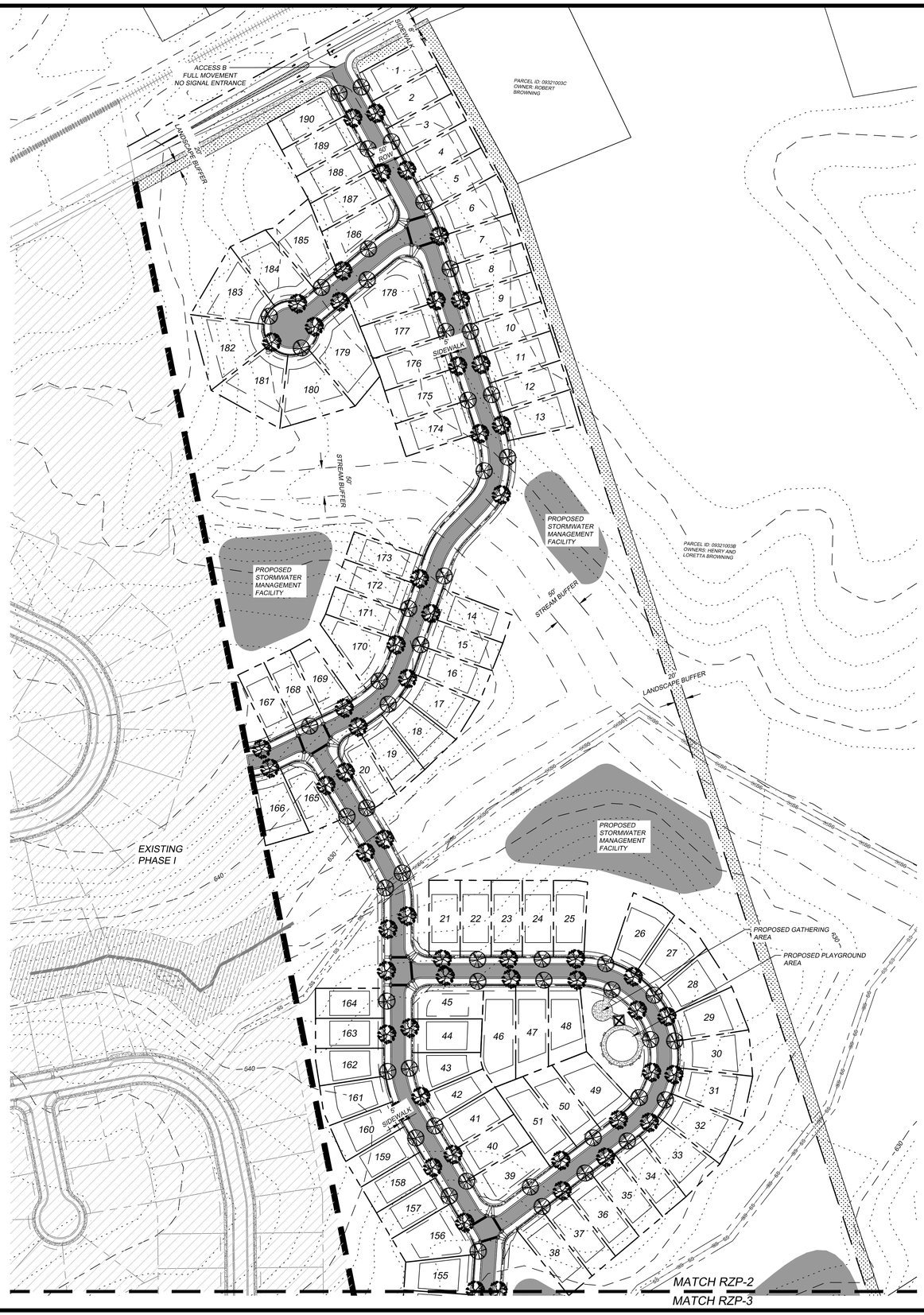

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GRAPHIC SCALE
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(IN FEET)
1 inch = 100 ft.

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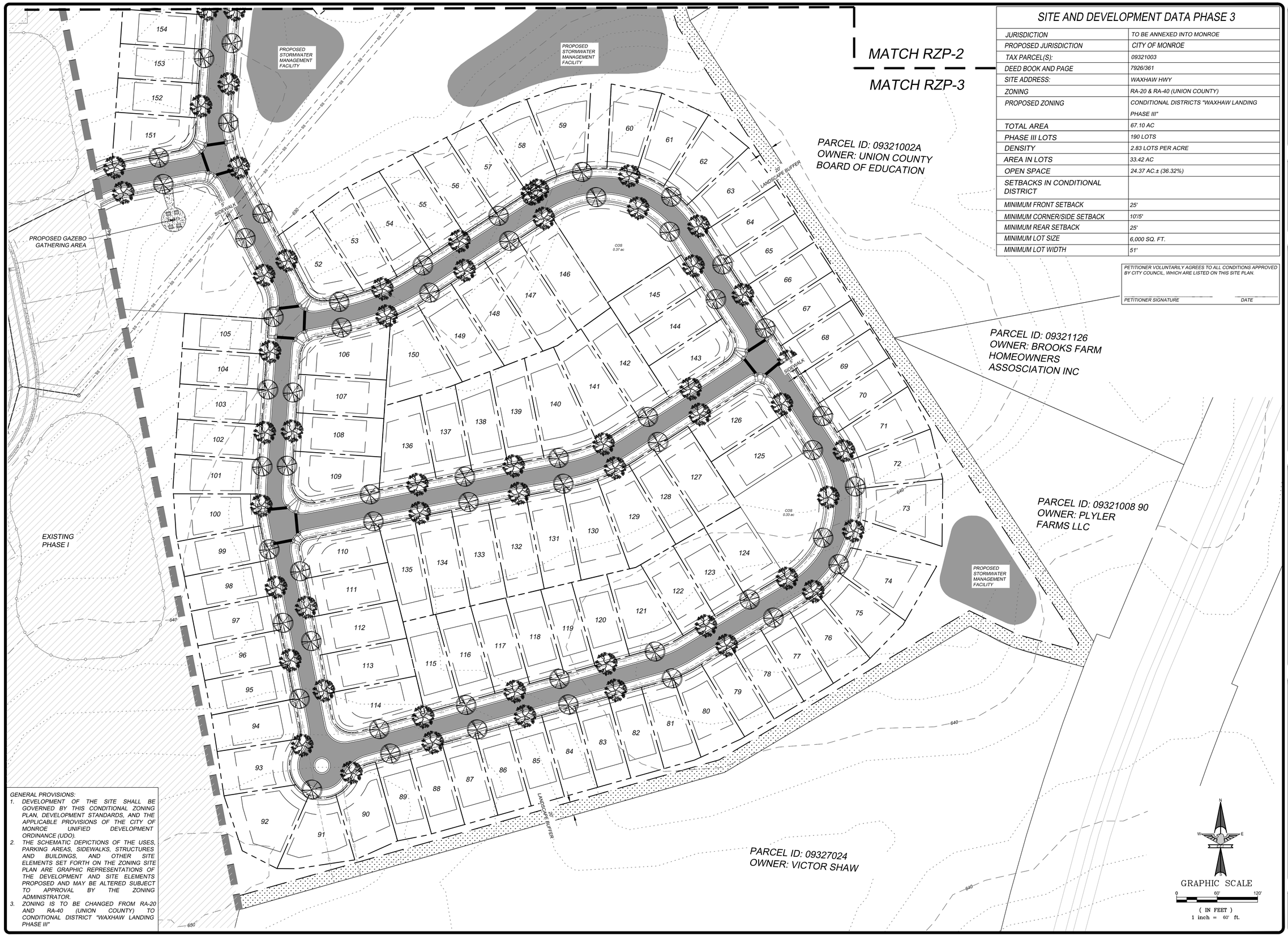
WAXHAW LANDING
PHASE III

BRD LAND & INVESTMENT I, LP
725 CHERRY ROAD, SUITE 3234
ROCK HILL, SC 29730

REZONING SITE PLAN
PHASE III

DESIGNED BY	DAM	CHECKED BY	BLD
DRAWN BY	KCB	JOB NUMBER	7461 / 7530
DATE	05/27/2021		
Scale	AS SHOWN		

Sheet
RZP-2



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DRAWN BY	KCB	JOB NUMBER	7461 / 7530
DATE	05/27/2021		
Scale	AS SHOWN		

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RZP-3

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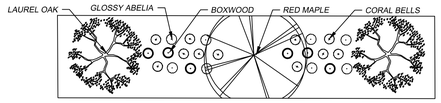

TYPICAL 20' LANDSCAPE BUFFER (NTS)

PLANT SCHEDULE			
	COMMON NAME	BOTANICAL NAME	HT
TREES			
	RED MAPLE	ACER RUBRUM	40'-60'
	LAUREL OAK	QUERCUS LAURUFILIA	40'-60'
SHRUBS			
	GLOSSY ABELIA	ABELIA x GRANDIFLORA 'KALEIDOSCOPE'	24" MIN
	CORAL BELLS	HEUCHERA x 'GEORGIA PEACH'	12"
	BOXWOOD	BUXUS x 'GREEN MOUNTAIN'	24" MIN

SITE AND DEVELOPMENT DATA PHASE 3

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MINIMUM LOT WIDTH	51'

SITE DEVELOPMENT NOTES:

1. PROPOSED REZONING FROM RA-40 (UNION COUNTY) TO CONDITIONAL DISTRICT "WAXHAW LANDING PHASE III".
2. ROADS WILL BE PUBLIC STREETS CONSTRUCTED IN ACCORDANCE WITH CITY OF MONROE STANDARDS.
3. SIGN REGULATIONS FOR THIS PROPERTY SHALL ADHERE TO THE RESIDENTIAL SIGN REQUIREMENTS.
4. ALL LANDSCAPING SHALL BE KEPT IN A THRIVING CONDITION.
5. ALL ELEVATIONS, PACKETS, OR OTHER SUPPLEMENTAL MATERIAL SUBMITTED TO STAFF, PLANNING BOARD, AND/OR CITY COUNCIL IN REFERENCE AND SUPPORT OF ANY CONDITIONAL DISTRICT SHALL BE REGARDED AS AN INTEGRAL ELEMENT OF THE APPROVED SITE PLAN. MINOR DEVIATIONS FROM SUBMITTED MATERIAL SHALL BE ALLOWED AT THE DISCRETION OF THE PLANNING DIRECTOR OR HIS/HER DESIGNEE.
6. TREES WITHIN THE DEVELOPMENT THAT ARE 75" OR GREATER IN CIRCUMFERENCE WILL BE PRESERVED AND WILL NOT BE REMOVED TO THE EXTENT PRACTICAL.
7. TREES WITHIN THE DEVELOPMENT THAT ARE 25" OR GREATER IN CIRCUMFERENCE MAY ONLY BE REMOVED IF THEY ARE LOCATED WITHIN AN APPROVED STREET CROSS SECTION, BUILDING PAD, DRIVEWAY AREA, STORM WATER MANAGEMENT FEATURE, OR STORM OR UTILITY EASEMENT.
8. DEVELOPER RESERVES THE RIGHT TO REMOVE SICK OR DAMAGED TREES AT DEVELOPERS DISCRETION.
9. SETBACK MEASUREMENTS SHALL BE MADE FROM THE EXTERIOR WALL DIMENSIONS AT THE FOUNDATION. ARCHITECTURAL FEATURES (INCLUDING BUT NOT LIMITED TO OVERHANGS, STOOPS, EAVES, AND SOFFITS) AND MECHANICAL UNITS MAY PROJECT INTO SETBACKS.
10. ACCESSORY STRUCTURES SHALL NOT BE LOCATED BEYOND THE FRONT CORNER OF THE HOME, AND SHALL MAINTAIN A MINIMUM FIVE FOOT (5') SETBACK FROM ALL PROPERTY LINES. ACCESSORY STRUCTURES SHALL NOT BE LOCATED WITHIN PUBLIC EASEMENTS.
11. LANDSCAPING SHALL BE IN ACCORDANCE WITH CITY OF MONROE STANDARDS.
12. HOMEOWNERS ASSOCIATION WILL BE RESPONSIBLE FOR THE OWNERSHIP AND MAINTENANCE OF OPEN SPACE, COMMON AREAS, BMP AREAS, ETC.
13. COMMENCEMENT OF THE AMENITY AREA SHALL BEGIN NO LATER THAN 50% OF THE CERTIFICATE OF OCCUPANCY'S BEING ISSUED.
14. MINIMUM LOT SIZE IS 6,000 SF. AVERAGE LOT SIZE IS 7,983 SF.
15. EXTERIOR MATERIALS SHALL BE A LIMITED TO A MIX OF FIBER CEMENT, STONE, STUCCO, OR BRICK. VINYL SHALL ONLY BE USED FOR TRIM WORK ONLY. HOUSE FRONTAGE SHALL HAVE A MINIMUM OF 25% ARCHITECTURAL ELEMENTS OF EITHER STONE, STUCCO, OR BRICK MATERIAL. HOUSES BUILT ON SLAB FOUNDATIONS SHALL HAVE A MINIMUM FOUR COURSE BRICK/ BRICK VENEER OF STANDARD SIZE, EXTENDING UP THE FACE OF THE SLAB.
16. MINIMUM HOUSE SIZE SHALL BE 1,600.
17. STREET TREES SHALL BE PROVIDED AT A RATE OF 1 PER EVERY 50' WITH A CALIPER OF 1 $\frac{1}{2}$ INCHES MEASURED 6 INCHES ABOVE GRADE. STREET TREES SHOULD BE A VARIETY OF SPECIES.
18. EACH LOT SHALL HAVE AT LEAST 2 YARD TREES, SUITABLE FOR HEALTHY GROWTH IN OUR CLIMATE. EACH TREE SHALL HAVE MINIMUM CALIPER OF 1 $\frac{1}{2}$ INCHES MEASURED 6 INCHES ABOVE GRADE. 1 TREE MAY BE PLACED IN REAR OF LOT TO MEET THIS REQUIREMENT.
19. ALL FRONT LOAD GARAGES SHALL HAVE CARRIAGE STYLE DOORS. ALL HOUSES SHALL HAVE A STANDARD TWO (2) CAR ATTACHED GARAGE.
20. ALL DRIVEWAYS SHALL BE PAVED WITH CONCRETE OR ASPHALT FROM THE ROAD TO THE GARAGE. EACH DRIVEWAY SHALL BE ABLE TO ACCOMMODATE AT LEAST TWO (2) VEHICLES.
21. ALL EXPOSED CHIMNEYS SHALL BE STUCCO, FIBER CEMENT, OR BRICK VENEER CONSISTENT WITH THE ARCHITECTURE.
22. THE FRONT WALL OF ALL HOUSES SHALL NOT RUN UNBROKEN (UNARTICULATED) FOR A DISTANCE OF MORE THAN 24 LINEAR FEET. ALL WALL OFFSETS SHALL BE A MINIMUM OF ONE (1) FOOT IN DEPTH.
23. THE MAJORITY OF ALL ROOF AREAS ON ANY HOUSE SHALL HAVE A MINIMUM 6/12 PITCH ROOF.
24. ALL FRONT LAWNS OF ALL SINGLE FAMILY HOMES SHALL BE SODDED PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
25. MAIL KIOSK LOCATIONS WILL BE COORDINATED WITH USPS AND WILL HAVE AT LEAST 1 HANDICAP PARKING SPACE FOR EACH LOCATION.

Parcel Table		
Parcel #	Sq. Ft.	Acres
1	7,057	0.16
2	7,048	0.16
3	7,039	0.16
4	7,030	0.16
5	7,041	0.16
6	8,077	0.19
7	7,090	0.16
8	7,066	0.16
9	7,066	0.16
10	7,066	0.16
11	7,066	0.16
12	7,066	0.16
13	7,582	0.17
14	7,031	0.16
15	6,775	0.16
16	6,966	0.16
17	7,662	0.18
18	7,490	0.17
19	7,275	0.17
20	6,837	0.16
21	7,370	0.17
22	7,350	0.17
23	7,344	0.17
24	7,338	0.17
25	7,589	0.17
26	8,261	0.19
27	7,952	0.18
28	7,537	0.17
29	7,828	0.18
30	8,215	0.19
31	8,570	0.20
32	8,748	0.20
33	8,677	0.20
34	7,372	0.17
35	7,511	0.17
36	7,649	0.18
37	7,788	0.18
38	8,062	0.19
39	8,177	0.19
40	7,374	0.17
41	7,148	0.16
44	7,194	0.17
45	7,175	0.16
46	9,970	0.23
47	8,846	0.20
48	7,998	0.18
49	9,029	0.21
50	7,843	0.18
51	8,921	0.20
52	8,723	0.20

Parcel Table		
Parcel #	Sq. Ft.	Acres
53	8,653	0.20
54	8,571	0.20
55	7,992	0.18
56	7,656	0.18
57	7,320	0.17
58	7,920	0.18
59	8,889	0.20
60	7,446	0.17
61	7,446	0.17
62	7,446	0.17
63	7,132	0.16
64	6,375	0.15
65	6,375	0.15
66	6,375	0.15
67	6,375	0.15
68	6,375	0.15
69	6,375	0.15
70	6,375	0.15
71	7,239	0.17
72	7,446	0.17
73	8,918	0.20
74	8,258	0.19
75	7,463	0.17
76	7,034	0.16
77	6,388	0.15
78	6,389	0.15
79	6,389	0.15
80	7,241	0.17
81	6,671	0.15
82	6,389	0.15
83	6,389	0.15
84	6,389	0.15
85	6,389	0.15
86	6,389	0.15
87	6,389	0.15
88	6,389	0.15
89	6,313	0.14
90	7,911	0.18
91	7,969	0.18
92	9,504	0.22
93	7,166	0.16
94	7,179	0.16
95	6,536	0.15
96	6,536	0.15
97	6,536	0.15
98	6,536	0.15
99	6,562	0.15
100	7,355	0.17
101	6,829	0.16
102	6,536	0.15

Parcel Table		
Parcel #	Sq. Ft.	Acres
103	6,536	0.15
104	6,536	0.15
105	6,536	0.15
106	8,877	0.20
107	7,422	0.17
108	7,422	0.17
109	8,291	0.19
110	7,079	0.16
111	7,310	0.17
112	7,482	0.17
113	7,628	0.18
114	8,099	0.19
115	7,164	0.16
116	7,216	0.17
117	7,094	0.16
118	6,973	0.16
119	6,049	0.14
120	6,744	0.15
121	8,554	0.20
122	6,802	0.16
123	6,510	0.15
124	7,704	0.18
125	8,192	0.19
126	8,138	0.19
127	8,629	0.20
128	6,425	0.15
129	8,970	0.21
130	8,751	0.20
131	7,857	0.18
132	7,970	0.18
133	8,083	0.19
134	8,196	0.19
135	7,426	0.17
136	8,612	0.20
137	6,957	0.16
138	7,377	0.17
139	7,882	0.18
140	9,904	0.23
141	9,426	0.22
142	8,601	0.20
143	7,144	0.16
144	7,282	0.17
145	7,282	0.17
146	9,609	0.22
147	9,675	0.22
148	9,106	0.21
149	8,639	0.20
150	10,345	0.24
151	7,152	0.16
152	6,121	0.14

Parcel Table		
Parcel #	Sq. Ft.	Acres
153	6,121	0.14
154	6,121	0.14
155	7,215	0.17
156	8,940	0.21
157	6,321	0.15
158	6,321	0.15
159	6,321	0.15
160	6,933	0.16
161	7,076	0.16
162	6,853	0.16
163	6,320	0.15
164	6,322	0.15
165	6,992	0.16
166	8,107	0.19
167	6,638	0.15
168	6,638	0.15
169	6,577	0.15
170	8,430	0.19
171	6,638	0.15
172	6,638	0.15
173	6,638	0.15
174	7,871	0.18
175	7,871	0.18
176	7,908	0.18
177	8,119	0.19
178	10,790	0.25
179	12,208	0.28
180	10,411	0.24
181	10,411	0.24
182	10,411	0.24
183	10,411	0.24
184	9,555	0.22
185	9,406	0.22
186	8,325	0.19
187	7,149	0.16
188	6,933	0.16
189	6,929	0.16
190	6,932	0.16

GENERAL PROVISIONS:

1. DEVELOPMENT OF THE SITE SHALL BE GOVERNED BY THIS CONDITIONAL ZONING PLAN, DEVELOPMENT STANDARDS, AND THE APPLICABLE PROVISIONS OF THE CITY OF MONROE UNIFIED DEVELOPMENT ORDINANCE (UDO).
2. THE SCHEMATIC DEPICTIONS OF THE USES, PARKING AREAS, SIDEWALKS, STRUCTURES AND BUILDINGS, AND OTHER SITE ELEMENTS SET FORTH ON THE ZONING SITE PLAN ARE GRAPHIC REPRESENTATIONS OF THE DEVELOPMENT AND SITE ELEMENTS PROPOSED AND MAY BE ALTERED SUBJECT TO APPROVAL BY THE ZONING ADMINISTRATOR.
3. ZONING IS TO BE CHANGED FROM RA-20 AND RA-40 (UNION COUNTY) TO CONDITIONAL DISTRICT "WAXHAW LANDING PHASE III"

PETITIONER VOLUNTARILY AGREES TO ALL CONDITIONS APPROVED BY CITY COUNCIL, WHICH ARE LISTED ON THIS SITE PLAN.

PETITIONER SIGNATURE DATE

EAGLE ENGINEERING
2013A Van Buren Avenue
Indian Trail, NC 28079
(704) 882-4222
www.eagleonline.net

NO.	DATE	BY	ISSUE
1	9/1/2021	KCB	REVISED PER CITY OF MONROE COMMENTS

WAXHAW LANDING
PHASE III

BRD LAND & INVESTMENT I, LP
725 CHERRY ROAD, SUITE 3234
ROCK HILL, SC 29730

REZONING SITE PLAN
PHASE III

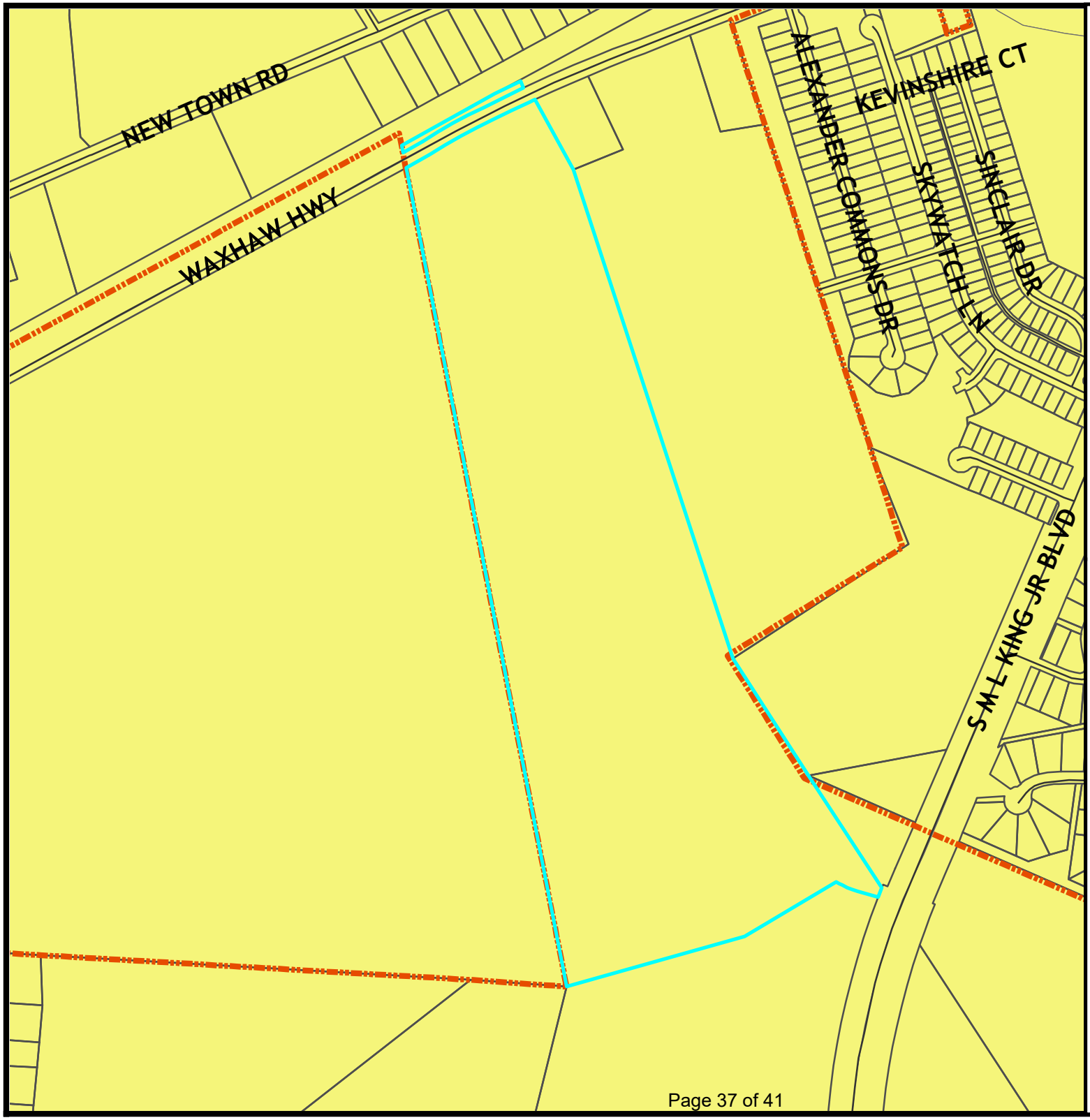
DESIGNED BY DAM
DRAWN BY KCB
CHECKED BY BLD
Scale AS SHOWN
DATE 05/27/2021
JOB NUMBER 7461 / 7530

Sheet
RZP-4

Future Land Use Plan Consistency

The Future Land Use Plan indicates this area is Suburban. While residential uses typically take the form of neighborhoods with uniform housing types and densities, a mix of housing types and lot sizes is preferred in Suburban locations. Multimodal connectivity between neighborhoods and to nearby center also should be emphasized. Strategic connections to the off-street multi-use trail network are preferred and open space should be preserved in both active and passive forms within neighborhoods. The density for suburban residential is 2-4 units per acre.

The proposed project is consistent with the Future Land Use Plan.



City of Monroe
Where Heartland Meets High Tech

Future Land Use Map

CD "Waxhaw Landing Ph.3"

Legend

Centerlines
Parcels
City Limits

FLUM

Future Land Use Character Area

Suburban

Existing: RA-20 & RA-40 (County Residential)

Owner: Robert Locke Browning Jr.

Acres: 67.376

N
W E
S

0 500 1,000 Feet

RESOLUTION APPROVING LAND DEVELOPMENT PLAN COMPLIANCE
CONDITIONAL DISTRICT "WAXHAW LANDING PHASE 3"
R-2022-XX

WHEREAS, in accordance with the provisions of North Carolina General Statute 160D-605, the Planning Board does hereby find and determine that the adoption of the zoning map amendment for Conditional District *"WAXHAW LANDING PHASE 3"* further described below property is consistent with the adopted Land Development Plan. The Land Development Plan identifies this area as Suburban. Residential uses are priority uses within this character area and the permitted density is 2-4 units per acre. Furthermore, this character area recommends multimodal connections between neighborhoods. This proposed development is at 2.83 units per acre and provides multimodal connectivity between neighborhoods; therefore, it is consistent with the plan. The proposed development is a reasonable use and in the public interest because it continues similar residential uses between the original Waxhaw Landing project and the city limits.

NOW, THEREFORE, BE IT RESOLVED that the Planning Board of the City of Monroe recommends adoption of the Resolution Approving Land Development Plan Compliance for property with Union County Tax Parcel Number(s): 09-321-003.

Adopted this 2nd day of February, 2022.

_____
Richard Yercheck, Chair

Attest:

_____
, Secretary to Planning Board

RESOLUTION DENYING LAND DEVELOPMENT PLAN COMPLIANCE
CONDITIONAL DISTRICT "WAXHAW LANDING PHASE 3"
R-2022-XX

WHEREAS, in accordance with the provisions of North Carolina General Statute 160D-605, the Planning Board does hereby find and determine that the adoption of the zoning map amendment for Conditional District *"WAXHAW LANDING PHASE 3"* further described below property is consistent with the adopted Land Development Plan. The Land Development Plan identifies this area as Suburban. Residential uses are priority uses within this character area and the permitted density is 2-4 units per acre. Furthermore, this character area recommends multimodal connections between neighborhoods. This proposed development is at 2.83 units per acre and provides multimodal connectivity between neighborhoods; therefore, it is consistent with the plan. However, this area is seeing an increase in development; additional traffic caused by these additional lots could negatively affect the current conditions and current residents in the area, therefore the proposed development is not a reasonable use or in the public interest. Based on this information, the conditions have changed which justify amending the Land Development Plan. As a result of this zoning map amendment request recommendation for denial, the Land Development Plan would be amended to reflect the land use modification.

NOW, THEREFORE, BE IT RESOLVED that the Planning Board of the City of Monroe recommends adoption of the Resolution Denying Land Development Plan Compliance for property with Union County Tax Parcel Number(s): 09-321-003.

Adopted this 2nd day of February, 2022.

_____
Richard Yercheck, Chair

Attest:

_____
, Secretary to Planning Board

ORDINANCE TO AMEND CITY OF MONROE CODE OF ORDINANCES
TITLE XV: LAND USES
CHAPTER 156: ZONING CODE
O-2022-XX

Preamble

Pursuant to authority conferred by Chapter 160D-701 of the North Carolina General Statutes, as amended and for the purpose of promoting the health, safety, morals, or general welfare of the inhabitants of the City by lessening congestion in and around the streets; securing safety; preventing the overcrowding of land; avoiding undue congestion; and facilitating the adequate provision of transportation,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MONROE THAT TITLE XV, CHAPTER 156 ZONING CODE OF THE CITY OF MONROE CODE OF ORDINANCES BE AMENDED AS FOLLOWS:

Section 1. Amend **§156.106 OFFICIAL ZONING MAP** as follows:

Rezone the property located along Waxhaw Highway and further identified as tax parcel #09-321-003. The request is to rezone the property from Union County RA-20 and RA-40 to Conditional District "Waxhaw Landing Phase 3".

Section 2. This Ordinance shall be effective upon adoption.

Adopted this 8th day of March, 2022.

Attest:

Marion L. Holloway Jr., Mayor

Bridgette H. Robinson, City Clerk

ORDINANCE TO AMEND CITY OF MONROE CODE OF ORDINANCES
TITLE XV: LAND USES
CHAPTER 156: ZONING CODE
O-2022-XX

Preamble

Pursuant to authority conferred by Chapter 160D-701 of the North Carolina General Statutes, as amended and for the purpose of promoting the health, safety, morals, or general welfare of the inhabitants of the City by lessening congestion in and around the streets; securing safety; preventing the overcrowding of land; avoiding undue congestion; and facilitating the adequate provision of transportation,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MONROE THAT TITLE XV, CHAPTER 156 ZONING CODE OF THE CITY OF MONROE CODE OF ORDINANCES BE AMENDED AS FOLLOWS:

Section 1. Amend **§156.98 CONDITIONAL DISTRICTS ESTABLISHED** as follows:

Conditional District (CD) "Waxhaw Landing Phase 3"

Section 2. This Ordinance shall be effective upon adoption.

Adopted this 8th day of March, 2022.

Attest:

Marion L. Holloway Jr., Mayor

Bridgette H. Robinson, City Clerk